

Utah Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

—	4h	Scaled 70 on each section
Questions	Time limit	Passing score
\$69	Utah Division of Real Estate	
Exam fee	Governing body	

The numbers to remember

- Exam fee: \$69, paid at reservation
- Time limit: 4 hours, one combined sitting for both portions
- Passing score: scaled 70 on each section (general and state)
- General portion: 80 scored items + 5 unscored pretest items
- State portion: 50 scored items
- Retake: pass one section, fail the other -> retake only the failed section within 6 months; must wait 24 hours before rescheduling
- Minimum age to apply: 18
- Prelicensing education: 120 classroom hours
- New application fee: \$154 | Renewal fee: \$102
- Fingerprinting: \$35 Pearson VUE appointment + \$32 state processing
- Application processing turnaround: 30 days
- Official practice test: \$19.95 via Pearson VUE
- Vendor: Pearson VUE, on behalf of the Utah Division of Real Estate

Content domains and weights (state portion)

- Licensee Practice — 15-17 items (largest domain)
- Closing Statements — 6-8 items
- Licensing — 8 items
- Enforcement — 4-5 items
- Real Estate Office Procedures — 4-5 items
- Additional State Topics (water rights, adverse possession, Statute of Frauds, Lien Recovery Act) — 1-3 items
- Definitions — 3 items
- Property Management — 3 items
- Education, Research and Recovery Fund — 1-2 items

High-yield review areas

- Licensee Practice: agency duties, disclosure obligations, day-to-day practice rules — the single biggest domain, study it first and deepest.
- Closing Statements: work practice prorations and settlement-sheet math until it's automatic; this domain rewards repetition over memorization.
- Licensing + Enforcement together: license requirements and the disciplinary consequences of violating them are tightly linked — review as one unit.
- General/national portion: broad fundamentals (contracts, financing, valuation, ownership) — it carries more scored items (80) than the entire state section (50).

Top traps

- Assuming a great general-section score covers for a weak state-section score — both are scored independently against the same 70 cut, and both must pass.
- Trying to spot the unscored pretest items during the exam — you cannot reliably tell which ones don't count, so answer every item as if it's scored.
- Waiting past the 6-month window to retake a single failed section — miss it and you must retake the entire exam, not just the section you failed.
- Treating licensure paperwork (fingerprinting, application fee, 30-day processing) as an afterthought — these steps can delay your license as much as exam content.

Official sources

- Utah Division of Real Estate — Real Estate National/General and Utah State Content Outlines (#094502) -- Pearson VUE (official exam vendor content outline PDF):
<https://home.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094502.pdf>
- Utah Division of Real Estate — Utah Real Estate Candidate Handbook (#094500) -- Pearson VUE (official exam vendor candidate handbook PDF): <https://home.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/094500.pdf>
- Utah Division of Real Estate — Real Estate Fee Schedule -- Utah Division of Real Estate (official agency fee schedule PDF, effective until December 31, 2025):
<https://commerce.utah.gov/wp-content/uploads/2023/03/real-estate-fee-schedule.pdf>

Free practice questions for this exam: www.everyexamprep.com/exams/utah-real-estate-sales-agent/practice-test