Nevada Salesperson and Broker Content Outline

Effective: January 15, 2025

The state-specific examination is made up of forty (40) scored items for salesperson candidates and fifty (50) scored items for broker candidates. The salesperson and broker examinations also contain five to ten (5-10) pretest items. The pretest items are not identified and will not affect a candidate's score in any way. The following examination content outline is applicable to both real estate salespersons and real estate brokers.

I. DUTIES AND POWERS OF THE COMMISSION (SALES 2%, BROKER 5%)

A. Determining Misconduct
   1. Investigations
   2. Hearings and Appeals

B. Enforcement and Disciplinary Action
   1. Sanctions and Fines
   2. Additional Education
   3. License Suspension
   4. Revocation

C. Real Estate Education, Research, & Recovery Fund

II. LICENSING REQUIREMENTS (SALES 3%, BROKER 5%)

A. Types of Licensing and Permits and Requirements

B. License Maintenance
   1. License Renewal
   2. Changes in License Status
   3. Reasons for Denial of a License or Renewal

C. Required Timely Notifications to the Division
   1. Conviction or entry of a guilty/ nolo contendere plea
   2. Broker association
   3. Changes in personal information

D. Branch Offices and License Display (Broker Only)

E. Cooperative Certificates (Broker Only)

III. AGENCY AND DUTIES OWED (SALES 20%, BROKER 20%)

A. Agency

B. Duties Owed by a Nevada Licensee
   1. Consent to Act
   2. Confirmation of Agency Relationship

C. Authorization to Negotiate Directly with the seller
   1. Waiver to present all offers

IV. LICENSE PRACTICE (SALES 24%, BROKER 20%)

A. Licensee Responsibilities

B. Activities Requiring a License or Permit

C. Broker Supervision of Licensees

D. Commissions and other Compensation

E. Advertising, electronic and print

F. Rules for Broker Price Opinions

G. Handling of Monies

V. DISCLOSURES (SALES 20%, BROKER 15%)

A. Residential Disclosure Guide

B. Seller's Real Property Disclosure

C. Disclosure of Common-Interest Communities

D. Disclosure of licensee as principal

E. Environmental and Other disclosures

VI. CONTRACTS (SALES 23%, BROKER 22%)

A. Brokerage Agreements, including listing and buyer representation

B. Preparation and Handling of Documents

C. Settlement Statements

D. Advance Fees

E. Handling of Earnest Money Deposits

F. Timelines

VII. RECORD KEEPING (SALES 3%, BROKER 8%)

A. Maintenance of Records
   1. Timely submission of records to broker
   2. Required retention
   3. Protection of confidential information

B. Inspection of Records (Broker Only)

C. Trust Account Records and Management (Broker Only)

VIII. SPECIAL TOPICS (SALES 5%, BROKER 5%)

A. Subdivisions (Broker Only)

B. Timeshares

C. Water Rights

D. Solar

E. Smart Homes