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PRINTABLE CHECKLIST

Florida real estate license requirements checklist

Every Florida sales associate license requirement on one page, in the order DBPR and FREC apply it: who qualifies, the 63-hour course, the application and fingerprints, the state exam, broker activation, costs, and the realistic timeline.

NO EMAIL REQUIRED TO DOWNLOAD.

UPDATED JUNE 2026

QUALIFY

COURSE + APPLY

PASS + ACTIVATE

1. QUALIFY

18 + HS diploma/GED + SSN

No residency and no college degree required. Citizenship is not required, but a valid United States Social Security number is.

2. EDUCATE + APPLY

63-hour course + DBPR RE 1

Complete the FREC-approved Course I, then submit the DBPR application (\$62.75) with electronic Live Scan fingerprints. Run these in parallel to save weeks.

3. PASS + ACTIVATE

75 out of 100, then a broker

Pass the Pearson VUE Sales Associate exam (100 questions, 210 minutes), then activate under a Florida broker with the RE 11 form.

Every requirement at a glance

REQUIREMENT	STANDARD	SOURCE
Age	18 or older (no upper limit)	F.S. 475.17
Education	High school diploma or GED	F.S. 475.17
Social Security number	Required (citizenship is not)	DBPR RE 1
Residency	Not required	DBPR
Pre-license course	63 hours, FREC-approved (Course I)	F.S. 475.17
Application	DBPR RE 1, fee \$62.75 (verify)	DBPR RE 1
Fingerprints	Electronic Live Scan, \$50 to \$80	DBPR
State exam	100 questions, 75 to pass, 210 min	Pearson VUE
Broker activation	Required before you practice	F.S. 475.42
Post-license education	45 hours before first renewal	F.S. Chapter 475

Costs and timeline

ITEM

AMOUNT OR TIME

Total license-path cost

About \$400 to \$1,200

DBPR application fee

\$62.75 (verify current)

Electronic fingerprints

\$50 to \$80

State exam fee

\$36.75 per attempt

Typical timeline

10 to 20 weeks

Fastest realistic timeline

10 to 14 weeks (run steps in parallel)

Four requirements people get wrong

COMMON MISTAKE

WHAT IS ACTUALLY TRUE

Course exam equals the state exam

School exam is about 70%; the state exam needs 75 out of 100

Skip the 45-hour post-license course

Mandatory before first renewal, or the license becomes null and void

You need a broker to start

A broker is needed only to activate after you pass the exam

You must be a Florida resident

No residency requirement; any state works with a valid SSN

QUICK SELF-TEST

Do you know the requirements that trip people up?

Cover the answer key first. If you miss two or more, reread the checklist before you enroll, apply, or schedule the exam.

More practice: passfloridarealestate.com/try-a-question

1 SCORE

Your school end-of-course exam needs 70%. What does the state exam need?

2 RESIDENCY

You live in Georgia. Can you hold a Florida sales associate license?

3 SEQUENCE

Do you need a sponsoring broker before you can sit for the state exam?

ANSWER KEY

1 75 out of 100

The **70% course exam and the 75% state exam are two separate tests. Plan for the higher state bar.**

2 Yes

Florida has no residency requirement. A valid United States Social Security number is what matters.

3 No

A broker is only required to activate the license after you pass. You can course, apply, and test without one.


OPTIONAL EMAIL COPY

Send this checklist to your inbox.

Want a copy for later? We will email this checklist link, the requirements at a glance, and the costs and timeline. Downloading the PDF does not require an email.

EMAIL ADDRESS

you@example.com

 **Email me**

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Sources: F.S. 475.17 (qualifications and 63 classroom hours), F.S. 475.42 (unlicensed practice), Florida Statutes Chapter 475, the DBPR RE 1 sales associate application (application fee \$62.75), the DBPR Real Estate Sales Associate Candidate Information Booklet, and the Pearson VUE Florida Real Estate Fact Sheet (\$36.75, 100 questions, 75 to pass). Fees and rules can change, so verify with DBPR and Pearson VUE before you apply. For exam and licensing orientation only, not legal, tax, or professional advice.

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