

Florida Statute 475 key sections cheat sheet

A quick map of the Chapter 475 sections Florida sales associate candidates should connect to exam scenarios, not memorize as a legal outline.

ACTOR	ISSUE	SECTION FAMILY
<p>1</p> <p>Actor</p> <p>Start with who is acting: broker, sales associate, FREC, DBPR, buyer, seller, owner, or customer.</p>	<p>2</p> <p>Issue</p> <p>Name the legal issue: license, exemption, compensation, relationship, escrow, advertising, discipline, or penalty.</p>	<p>3</p> <p>Section family</p> <p>Match the issue to a statute family after the fact pattern is clear. Do not memorize numbers without scenarios.</p>

Chapter 475 map

SECTION	EXAM JOB	WHAT TO CONNECT
475.01	Definitions	Broker, sales associate, customer, single agent, transaction broker, compensation
475.011	Exemptions	Owner, attorney, personal representative, salaried onsite employee, narrow tenant finder rules
475.02	FREC	Seven members, appointment, terms, and commission structure
475.17	Qualifications	Age, education, character, exam, post-license and continuing education concepts
475.22	Broker office	Broker office registration and sign requirements
475.25	Discipline	Violations, fines, suspension, revocation, advertising, escrow, and records
475.278	Relationships	Transaction broker, single agent, no brokerage, disclosures, transition consent
475.42	Penalties	Unlicensed practice, direct compensation, false records, rental lists, trade names
475.482-.484	Recovery Fund	Who may recover and what claims qualify for exam purposes

Worked examples

SCENARIO CLUE	SECTION FAMILY	EXAM-SAFE ANSWER
Licensee accepts direct compensation from someone other than their broker	475.42	Violation pattern
Question asks transaction broker vs single agent duties	475.278	Brokerage relationship duties
Person performs real estate services for another for compensation	475.01 / 475.17	License requirement unless exempt
Question asks FREC powers or structure	475.02	Commission role

QUICK SELF-TEST

Can you match the statute family cold?

Cover the answer key first. If you miss two or more, do not reread the whole sheet. Drill the family that caused the miss.

MORE PRACTICE: [PASSFLORIDAREALESTATE.COM/TRY-A-QUESTION](https://passfloridarealestate.com/try-a-question)

- 1 WARM-UP**
Which section family should you think of for transaction broker, single agent, and no brokerage relationship?
- 2 ACTOR CHECK**
A sales associate receives a commission directly from a buyer. What is the issue family?
- 3 AGENCY ROLE**
DBPR or FREC: which administers and enforces Florida real estate license law for exam purposes?
- 4 EXEMPTION**
An owner sells their own property without compensation from another. Is that usually a license-law violation?
- 5 DISCIPLINE**
Advertising, escrow, false records, and dishonest dealing point to which broad section family?

ANSWER KEY: STATUTE FAMILY AND TRAP

- 1 Answer: 475.278**
Section 475.278 is the Florida brokerage relationship section.
- 2 Answer: Compensation violation**
Sales associates receive compensation through their broker.
Trap watch: who pays the money matters less than the required broker path.
- 3 Answer: FREC**
DBPR houses FREC, but FREC is the commission administering and enforcing the license law.
- 4 Answer: No, owner exemption pattern**
Owner-seller facts can fit a Chapter 475 exemption.
Do not apply exemptions broadly when the person acts for another for compensation.
- 5 Answer: Discipline and violations**
These facts commonly point to 475.25 or 475.42 patterns.

Wrong-answer traps

TRAP	WRONG MOVE	REPAIR
Number memorization	Knows a statute number but misses the actor	Start with broker, sales associate, FREC, DBPR, buyer, or seller
FREC vs DBPR blur	Treats the department and commission as identical	DBPR houses FREC; FREC administers and enforces license law
Compensation path	Lets a sales associate receive direct compensation from a customer	Sales associates are compensated through their broker
Agency import	Uses generic agency law instead of 475.278	Use Florida relationship categories
Exemption overreach	Applies an exemption without the narrow facts	Match the exemption exactly to the stem

Sources: DBPR Real Estate Sales Associate Candidate Information Booklet, Florida Administrative Code Rule 61J2-2.029, Florida Statutes Chapters 475 and 760 where applicable, HUD fair housing guidance where applicable, and Pearson VUE Florida Real Estate testing page. For exam prep only, not legal, licensing, brokerage, lending, tax, appraisal, or professional advice.