

2026 Tennessee Real Estate

Tennessee Real Estate Salesperson License Exam — 2026 Edition

Complete Guide to Exam Content, Requirements & How to Pass (Updated for 2026)

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Source: Tennessee Real Estate Commission (TREC) Official Website | Updated March 2026

1. Exam at a Glance

Item	Details
Exam	Tennessee Real Estate Salesperson Exam
Administered by	Tennessee Real Estate Commission (TREC)
Testing vendor	PSI
Questions	120 questions (80 national + 40 state)
Time allowed	3.5 hours
Passing score	70%
Format	Computer-based (PSI)
Language	English
Pass rate	~60%

2. Eligibility Requirements

Age

You must be at least 18 years old.

Education

Required pre-license education: 60 hours

60-hour pre-license course.

Other Requirements

- High school diploma or equivalent

3. Costs and Fees

Item	Cost
Exam fee	\$39
License fee	\$83
Background check	~\$40
Pre-license course (60 hrs)	\$200-\$400
Estimated total	\$362-\$562

4. What's on the Exam

- National section — 80 Q
- State: TN Law — 40 Q

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5. How to Pass

- [*] Low exam and license fees
- [*] Nashville market is booming

Recommended Study Tools

- **EstatePass.AI Practice Questions** — 2,500+ Tennessee-specific questions (2026 edition). AI explains every wrong answer.
- **EstatePass.AI Mock Exams** — Timed practice tests matching the real 2026 Tennessee exam format and difficulty.
- **EstatePass.AI Weakness Analysis** — AI pinpoints your weak areas and builds a personalized study plan.
- **EstatePass.AI Video & Audio** — 2,000+ video lessons and 2,500+ podcast episodes. Study on your commute or at the gym.

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6. Official Resources

- TN TREC: <https://www.tn.gov/commerce/regboards/trec.html>

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