

Texas Real Estate Exam: Texas Real Estate Exam Study Guide

Police Power

(Ans- Government right to regulate and control the character and use of property for the health, safety and general welfare of the public

Zoning

(Ans- Local laws to control land use

Non-conforming use

(Ans- A permissible use under former rules that is now prohibited - automatically granted when zoning regulations change

Variance

(Ans- Permission to violate current regulations - obtained by a hearing

Buffer zone

(Ans- An area of land separating one land use from another incompatible use such as residential from commercial

Building codes

(Ans- Regulations regarding specific construction requirements- plumbing, electrical, etc.

EIS

(Ans- Environmental impact statement- a study done to determine the effect of a proposed project on a community

Eminent domain

(Ans- The right of government to take private property for public use

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