**Unit 2 Quiz**

1. An individual is in the business of buying large tracts of land and then reselling them to consumers in small tracts. This person is a
2. developer.
3. engineer.
4. subdivider.
5. real estate broker.
6. In a new subdivision, what entity is usually responsible for providing streets, curbs, and sidewalks?
7. The developer
8. The state
9. The municipality
10. The property owners who benefit from the sidewalks and curbs
11. After selling all the lots in a new community, the developer transfers ownership of the streets and park to the municipality by
12. necessity.
13. dedication.
14. gifting.
15. gross easement.
16. The primary intent of zoning regulations is to
17. ensure the health, safety, and welfare of the community.
18. limit the amount and types of businesses in a given area.
19. protect residential neighborhoods from commercial encroachment.
20. demonstrate the police power of the state.
21. If a buyer of a vacant lot builds a house that violates the restrictions in the buyer's deed, the buyer may
22. do so without any fear of reprisal by the residents in the area.
23. be sued and required to alter the structure to conform with the restrictions.
24. forfeit the title to the property.
25. be sued and required to pay damages to the other residents in the neighborhood.
26. Deed restrictions that run with the land
27. apply only until the developer has conveyed the title.
28. apply to and bind all successive owners of the property.
29. can be removed by a court of competent jurisdiction.
30. are no longer effective when the title is transferred.
31. Which of the following very often have time restrictions?
32. Covenants, conditions, and restrictions (CC&Rs)
33. Deed restrictions
34. Nonconforming uses
35. A variance
36. The condemnation of private property for public use is made possible by the right of
37. police power.
38. escheat.
39. eminent domain.
40. confiscation.
41. Which of the following *BEST* describes the purpose of a building permit?
42. The method for overriding or substantiating deed restrictions
43. The municipal control over the volume of construction
44. The evidence of compliance with municipal regulations
45. The method of regulating the area and size of buildings
46. A development company owned property that the city wanted so that it could extend the runways at the municipal airport. If the company refuses to negotiate with the city, the city may acquire the property by
47. escheat.
48. accretion.
49. confiscation.
50. eminent domain.
51. All of the following are examples of police power *EXCEPT*
52. zoning ordinances.
53. building codes.
54. restrictive covenants.
55. city planning requirements.
56. Before the government can exercise its right of eminent domain, the use of the property must be
57. a public use for which the property owner will be fairly compensated.
58. established for the health, safety, and welfare of the government.
59. a local use that will benefit the residents in the immediate area.
60. established as a fee simple determinable estate for a particular use.
61. Local zoning ordinances often regulate all of the following EXCEPT
62. the height of buildings in an area.
63. the density of population.
64. the use of the property.
65. the price of the property.
66. Zoning ordinances normally define specific uses that will be permitted for land lying within the municipality. Which of the following is NOT a designated use in the ordinances?
67. Industrial
68. Commercial
69. Residential
70. Rental
71. The purpose of bulk zoning is to
72. ensure that certain kinds of uses are incorporated into developments.
73. specify certain types of architecture for new buildings.
74. control density and avoid overcrowding.
75. set overall development goals for the community.
76. Local governments establish development goals through its
77. subdivision regulations.
78. restrictive covenants.
79. environmental regulations.
80. comprehensive plan.
81. The purpose of building permits is to
82. generate revenue for the municipality.
83. control the activities of building inspectors.
84. ensure compliance with building codes.
85. prevent encroachments.
86. Which of the following is a variance?
87. An exception to a zoning ordinance
88. A court order prohibiting certain activities
89. A reversion of ownership
90. A nullification of an easement
91. An individual is in the business of buying large tracts of land and then reselling them to consumers in small tracts. This person is a
92. developer.
93. real estate broker.
94. engineer.
95. subdivider.
96. According to the Interstate Land Sales Full Disclosure Act, if a property report is not given to prospective purchasers at *LEAST* three days before the contract is signed,
97. the purchasers may revoke the contract, at their option, up to midnight of the seventh calendar day following the signing of the contract.
98. the purchasers may revoke the contract up to two years following the signing of the contract.
99. the subdivider or developer must see that the purchasers receive the report within two years of signing of contract.
100. the subdivider or developer must see that the property report is delivered to the purchasers before any construction is started on the property.