



Guidelines for Real Estate as an Essential Business

Real Estate is an essential business, but in order to remain open they must adhere to the following guidelines. (Updated 5/27/20)

General Operations

- In-person open houses are strongly discouraged
- Real estate agents should utilize electronic means to the fullest extent possible for the execution of all forms and legal documents
- Closings should be conducted using as many physical distancing practices as possible.
- Refer to the General Checklist on the [DECD checklist webpage](#) for more information on face covering, physical distancing, and cleaning guidance.

Residential Real Estate (occupied and vacant)

- Real estate agents and buyers should selectively choose a few houses to “view” after reviewing virtual tours, if available, property disclosures, and any other property documentation.
- Only principal parties to the transaction, e.g. any person signing the purchase and sales agreement, deed, and/or mortgage, will attend the walk-through with the real estate agent.
- The real estate agent and principals will wear cloth face coverings and one-use disposable gloves or hand coverings during the walk-through.
- The seller may choose to require shoe coverings for all visitors to the property including agents, principals, inspectors and appraisers.
- Building inspectors will wear a cloth face covering and gloves when entering the properties. The real estate agent and principals may attend the building inspections wearing cloth face coverings and one-use disposable gloves or hand coverings.
- Appraisers to use all efforts to not enter the home. If it is necessary to enter the home, the appraiser will wear a cloth face covering and one-use disposable gloves or hand coverings. Only the appraiser and the real estate agent are to be present.

Commercial Real Estate - Multi-unit properties of more than 4 units

- For occupied units, showings should only be done virtually by the listing agent. The listing agent should wear a cloth face covering, shoe coverings, and one-use gloves or hand coverings when entering properties.
- Appraisers are discouraged from entering occupied property.
- For occupied units, Inspections and in-person appraisals when necessary should be completed by the building inspector and appraiser only. Building inspectors and appraisers should wear a cloth face covering, shoe coverings, and one-use disposable gloves or hand coverings when entering occupied properties.
- For vacant units, the real estate agent and buyers should selectively choose a few units to “view” after reviewing virtual tours, if available, property disclosure, and any other documentation. The real estate agent and principals may conduct a walk-through wearing cloth face coverings and one-use disposable gloves or hand coverings.
- For vacant units, inspectors and appraisers will wear a cloth face covering and gloves. For the inspection, the real estate agent and principals may be present wearing cloth face coverings and one-use disposable gloves or hand coverings. For the appraisal, the real estate agent may be present wearing a cloth face covering and one-use disposable gloves or hand coverings.
- For vacant units, the seller may choose to require that agents, principals, inspectors, and appraisers wear shoe coverings.