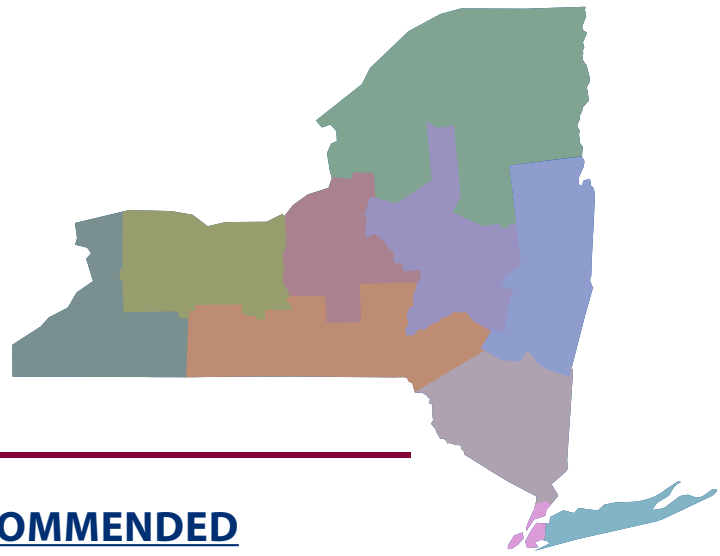








# COVID-19 PHASE 2 GUIDANCE

## RESIDENTIAL IN-PERSON PROPERTY SHOWINGS AND RELATED ACTIVITIES



Real estate businesses are allowed to conduct limited in-person operations for properties in regions that have been approved for Phase-2. These are both mandatory and recommended guidelines from the NYS Department of Health to keep you and your clients safe and healthy. Brokers and their associated licensees should review and become familiar with the detailed requirements set forth in the Interim Guidance Document (link provided below).

### **MANDATORY**

-  Showings are only allowed in unoccupied or vacant properties (e.g. current owner or lessee is not inside the property).
-  All individuals visiting the property will be required to wear a face covering at all times.
-  Replace or clean and disinfect gloves after every showing (as applicable).
-  Clean and disinfect high-touch surfaces (e.g. handrails, door knobs etc.) before or after every showing.
-  Stagger showings in order to avoid the congregation of people outside and inside properties.
-  Open houses are only allowed with one party inside the property at a time.



### **[NYSARCOVIDUPDATES.COM](https://www.nysarcovidupdates.com)**

- [FAQs for Regional Re-opening](#)
- [NYSAR Phase 2 Guidance for Real Estate Activity](#)

### **[FORWARD.NY.GOV/PHASE-TWO-INDUSTRIES](https://www.forward.ny.gov/phase-two-industries)**

- [View Summary Guidelines](#)
- [Read and Affirm Interim Guidance](#)
- [Print business safety plan template](#)

### **RECOMMENDED**

-  Gloves and shoe-covers are recommended in addition to face coverings.
-  Provide face coverings and gloves to prospective tenants and/or buyers, if necessary.
-  Sellers/lessees are advised to open all necessary doors and cabinets as well as turn on all light switches to ensure minimal touching of surfaces by outside parties.
-  Advise prospective tenants/buyers to only touch essential surfaces (e.g. handrails going up/down stairs if necessary) during their time in the property.
-  Limit showing of common building amenities in-person (e.g. gym, roof deck, pool).
-  Encourage only one party (e.g. building inspector, home appraiser, prospective tenant/buyer, photographer, stager) to be allowed inside the property at a time.
-  Prospective tenants/buyers are encouraged not to bring young children to property showings, when possible, or leave attended children outside.
-  Limit salespeople / brokers from driving in the same car with prospective tenants / buyers. If this cannot be avoided, face coverings must be worn by everyone in the vehicle and frequently touched areas of the vehicle should be cleaned and disinfected.
-  Conduct remote walkthroughs rather than in-person walkthroughs (e.g. recorded/live video).

