

As of June 30<sup>th</sup>, this document is no longer in force. It may be used as guidance.

## Real Estate COVID-19 Requirements

### Summary of June 2, 2021 changes:

- Clarified rule changes for fully vaccinated individuals.
- Linked updated Department of Labor & Industries guidance.

### Summary of March 17, 2021 changes:

- Adding Phase 3 requirements and changes including:
  - Increase office capacity to 50%.
  - Remove the requirement that clients must make an appointment to go to an office.
  - Increase number of allowed individuals to “show” properties at one time to 10.

### In Phase 1

- Open houses are prohibited state-wide.

### In Phase 2:

- Office capacity limited to 25%.
- Open houses are permitted. No more than ten people onsite at a time. Physically distancing to ensure 6 feet between participants should be maintained where possible.
- Property viewings, inspections, appraisals, and final walk-throughs shall be arranged by appointment and are limited to five people on site (this does not include the real estate agent/realtor), exercising social distancing at all times.

### In Phase 3:

- Office capacity limited to 50%.
- Property viewings, inspections, appraisals, and final walk-throughs shall be arranged by appointment and are limited to ten people on site (this does not include the real estate agent/realtor), exercising social distancing at all times.

### In all phases

#### **Out of office activities:**

In-person residential and commercial real estate activities under RCW 18.85.011(17) and related activities performed by real estate brokers and industry partners for both improved and unimproved real property shall only be permitted with the following limitations:

- a) Remote meetings with customers are encouraged where possible; and
- b) In-person activities including property viewings, inspections, appraisals, and final walk-throughs are limited to the maximum number of people on site for the counties phase, exercising social distancing at all times.

It is permissible to engage in real estate sales, leasing, and property management as real estate brokers, appraisers, settlement agents and escrow officers, property inspectors (including consultants such as

engineers, architects, and others routinely engaged in such transactions), property stagers, movers, photographers, sign installers, mortgage loan originators, processors, and underwriters, and other necessary office personnel including IT professionals, and back office staff necessary to maintain office operations, along with those government workers necessary to review real estate excise tax and record documents.

During all phases of Healthy Washington, all real estate mortgage activities must follow COVID-19 procedures at least as strict as the requirements of the Washington State Department of Labor & Industries available here: <https://www.lni.wa.gov/forms-publications/F414-164-000.pdf> and in accordance with Washington State Department of Health guidance for businesses available here: <https://www.doh.wa.gov/Emergencies/COVID19/ResourcesandRecommendations#business>.

**Office activities for residential and commercial real estate firms:**

1. Restrict access where unauthorized visitors may enter, most specifically “back of the house” doors and entry points.
2. Real estate businesses that operate an office facility must also follow safety requirements outlined in the professional services guidance for reopening office space working environments.

**Fully Vaccinated Individuals**

\*\*\* Nothing in this section repeals any of the other provisions found in this document. Rather, this section creates limited exemptions for fully vaccinated individuals. \*\*\*

1. Customers: In accordance with the Secretary of Health’s [Order 20-03.2](#), fully vaccinated individuals are exempt from the requirement to wear a face covering. A person is fully vaccinated against COVID-19 two weeks after they have received the second dose in a two-dose series (Pfizer-BioNTech or Moderna) or two weeks after they have received a single-dose vaccine (Johnson and Johnson/Janssen).

Fully vaccinated individuals are also exempt from physical distancing requirements.

To implement this section, businesses may:

- a. Implement an honor system;
  - b. Engage with customers to ask about vaccination status;
  - c. Require proof of vaccination status; or
  - d. Continue mandating the use of face coverings.
2. Employees: Follow the requirements from the Department of Labor & Industries [here](#).

**Safety and Health Requirements**

All employers have a general obligation to maintain a safe and healthy workplace in accordance with state and federal law and safety and health rules for a variety of workplace hazards. Employers must specifically ensure operations follow the main Labor & Industries COVID-19 requirements to protect workers. COVID-19 workplace and safety requirements can be found [here](#).

Additional information is available at [Novel Coronavirus Outbreak \(COVID-19\) Resources](#) and [Paid Leave under the Washington Family Care Act and the Families First Coronavirus Response Act](#).