As of May 1, 2020 the revised Shelter in Place orders for the County and the State has lifted some restrictions for real estate activity. With that easing, there are still rules that need to be adhered to and guidelines to follow. Please find those below along with Frequently Asked Questions. We ask that you follow C.A.R.’s Best Practices Guidelines as well.

1. Open houses are strictly prohibited
2. Showings should be done virtually, if at all possible.
3. All showings are to be held by appointment only.
4. Only 1 buying party is allowed at the scheduled showing
5. All activities should be completed electronically, if at all possible.
6. A Social Distancing Protocol Form needs to be posted at all showings
7. Sellers/occupants and pets cannot be present at the time of the showing
8. Any persons on the property must always agree to adhere strictly to social distancing guidelines by remaining at least six feet apart per the recommendations established by the CDC.
9. Any person entering a property shall provide by declaration that to the best of their knowledge, they are not currently ill with a cold or flu; do not have a fever, persistent cough, shortness of breath, or exhibit other COVID-19 symptoms; have not been in contact with a person with COVID-19; and will adhere to and follow all precautions required for viewing the property at all times.
10. Unless absolutely necessary, communications with clients should be done via electronic means. In person conversations should be minimized.
11. Listing agents should provide all marketing materials electronically for purposes of the showing and should not provide the buyer any materials inside the property during a showing. Agents conducting the showing should meet clients at the property and not drive the client to the property, so as to minimize risk.
12. Clients and agents shall refrain from touching anything in the home.
13. C.A.R.’s PEAD (Coronavirus Property Entry Advisory and Declaration) – a new declaration should be obtained from each visitor, each time they enter the property.
14. If you have a showing outside of Santa Cruz County, review their SIP guidelines as they are different than ours.
FAQ’s

• Are "open houses" permissible under any circumstances?

   No. Open houses are strictly prohibited under the revised Order.

• Can a REALTOR® hold a modified "open house" and have people wait in line outside—six feet apart, wearing face coverings—as they show the house to no more than two people from a single household?

   No. Any in-person viewing needs to be by appointment with a REALTOR® and it can only take place if a virtual tour is not "feasible."

• Can owner and renter occupied properties be shown?

   Yes, with consent of the occupant/owner of course.

• Inspectors are essential. Are they permissible? What about pest control/termite work?

   Yes. Inspectors are allowed and pest control is permissible, as it relates to the sale of the home.

• Photographers are critical to showing a home. Are photographers permissible?

   Yes.

• Should REALTORS® post the Social Distancing Protocol outside of a home that they are "showing"?

   Yes. Social distancing protocol should be posted at any location that anyone from the public enters.

• Can occupants remain in the residence while it is being shown?

   No. Any occupant and their pets must leave the premises while the residence is being shown.
• Which Health and Safety protocols should I follow if I am showing property?

  Follow the protocols put together by C.A.R. that can be found here: https://www.carcovidupdates.org/best-practices-guidelines

• Are home stagers considered essential? (revised 5/11/2020)

  Yes.

• Is flooring installation allowed?

  Yes. Construction is allowed.

• Is home painting permissible?

  Home painting would only be permissible if it was absolutely necessary to the sale of a home.