

Check Your City or County for More Restrictive Local Showing Rules

More restrictive rules regarding showings by a County or City must be followed.

Prevention Plan

Unless otherwise specified, this entire document known as the “Mandatory Government Showing Requirements, including Best Practices Guidelines and Prevention Plan” is hereby adopted as Broker’s “Prevention Plan.” The “Prevention Plan” to be followed by agents who show properties. Brokerages must regularly evaluate compliance with the plan and document and correct deficiencies identified.

Showing Rules for Listing and Buyer's Agents

1. Agents conducting the showing should meet clients at the property and not drive the client to the property.
2. The listing agent must post the Posted Rules for Entry (C.A.R. Document PRE) at the entrance of the property. These Posted Rules for Entry or a link to them should be part of any online public and MLS listings.
3. Real estate licensees should remind clients to maintain physical distancing during showings and to refrain from touching handles, switches, pulls, etc.
4. During a showing, introduce fresh outside air, for example by opening doors/windows, weather permitting, and operating ventilation systems.
5. Follow the California guidance on gatherings, which requires showings to be kept short, and outlines the number of people that may be present at a showing based on the Tier level of the county in which the property is located.

Cleaning and Disinfecting the Property and Sanitation Products

1. It is recommended that shown properties have proper sanitation products, including hand sanitizer, face coverings and disinfecting wipes, for use by visitors as needed. No showing should take place if these products are not available to those entering the property.
2. Shown properties should have commonly used surface areas cleaned in accordance with the more recent CDC guidelines, which indicates daily cleaning except in some circumstances. <https://www.cdc.gov/coronavirus/2019-nCoV/community/disinfecting-building-facility.html>

Rules for Visitors

1. Prior to entering a property, all persons must use the sign in process implemented for showing the property OR have already signed a Coronavirus Property Entry Advisory and Declaration form (C.A.R. Form PEAD) and delivered a copy of that signed form to the listing agent.
2. By signing the PEAD or signing in, the visitor is agreeing to both the Posted Rules of Entry (C.A.R. Document PRE) and this Prevention Plan or other plan adopted by Broker.
3. All visitors must maintain six feet of physical distance between unrelated persons.
4. All visitors must wear face coverings. For individuals with disabilities who cannot wear a face covering or face shield, the showing agent will engage in the interactive process with the individual to discuss any available reasonable accommodations.
5. All visitors must use hand sanitizer or wash their hands immediately upon entry.
6. All visitors should avoid touching knobs, faucets, toilets and toilet handles, light switches, garage door opener buttons, handles and pulls, alarm system controls, fan pulls, remotes, thermostats, switchboxes, gates and gate latches, window locks and sashes, pool coverings, and other such items.

Rules for Sellers and Occupants

If current occupants are present and/or participate during the showings, in accordance with their legal rights, they should adhere to the same standards regarding physical distancing and property cleaning and disinfecting protocols and promote a safe environment for all persons present.