

Masks or Cloth Face Coverings for Employees, Independent Contractors and Clients – Real Estate Transactions including Leasing

- Each individual who is essential to a real estate transaction and requires entry to a property for sale or lease (“workplace”), including real estate licensees, prospective buyers, appraisers and inspectors shall be required to wear a mask or other cloth material that covers their mouth and nose at all times while inside those premises or as otherwise required under separate Department of Economic and Community Development workplace guidance. Employers in real estate brokerage firms shall issue such masks or cloth face coverings to their employees but independent contractors affiliated with a firm shall be responsible for their own mask or cloth face covering.
- Each real estate licensee shall require clients (e.g., prospective buyers/tenants) entering premises to wear a mask or cloth face covering while inside such property, provided that no client shall be required to wear a mask or cloth face covering if doing so would be contrary to their health or safety due to a medical condition, a child is under two years of age, or is an older child if the parent, guardian, or person responsible for the child is unable to place the mask safely on the child's face. Entry to the property shall be denied to those who refuse to comply.
- Occupants who do not leave the premises while a business service is being provided shall be required to wear a mask or cloth face covering while inside such premises, provided that none shall be required to wear a mask or cloth face covering if doing so would be contrary to their health or safety due to a medical condition, the child is under two years of age, or is an older child if the parent, guardian, or person responsible for the child is unable to place the mask safely on the child's face.
- If a person declines to wear a mask or face covering because of a medical condition they shall be exempt from the requirement if they provide written documentation that they are qualified from a licensed medical provider, the Department of Developmental Services or other state agency that provides or supports services for people with emotional, intellectual or physical disabilities, or a person authorized by any such agency. Such documentation need not name or describe the condition that qualifies the person for the exemption.

Other Protective Measures

- It is recommended that employees and independent contractors will wear gloves at all times when they are interacting with clients and/or touching surfaces inside the premises.
- Discontinue offering foods and drinks on premises.
- Encourage use of virtual options to provide services when feasible.
- Encourage strict limitation of entry into the workplace/premises to those most essential to real estate transactions; specifically, real estate licensees, prospective buyers/tenants, appraisers, inspectors, those providing life/health services, movers, electricians, plumbers, pest control, cleaning/disinfecting services.
- All should follow [CDC guidance](#).