

☐ How should Realtors® handle showings? (updated 3/31)

Showings should be limited to virtual showings when possible and in-person showings only when absolutely necessary. Social distancing guidelines must be followed. Please see the [Q&A](#) regarding Governor Walz's Stay at Home Order to determine if and how to do showings. Discuss with your clients the pros and cons of having showings continue during the COVID-19 pandemic. According to the CDC, the best way to prevent illness is to avoid being exposed to this disease.

Virtual showings and tours are a great alternative for showing consumers a home's features. Many Realtors® are using this technology to take buyers on a virtual journey and confirm serious interest in a property before ever walking in the door. Others are providing detailed smart phone videos or using live video chats to walk buyers through a property. Options that minimize or eliminate person-to-person contact are the safest choices.

If you decide to show homes, there are precautions Realtors® can consider taking during private showings to try to reduce, not eliminate, the chances of spreading or contracting the virus. **Please consider taking these additional precautions for showings:**

- Limit your showings until the consumer expresses interest and prioritize virtual showings and other non-person-to-person activities.
- Utilize the virtual tours and photos available to pre-screen homes you personally visit.
- Be mindful of high-risk populations such as the elderly and immunocompromised individuals. This group is better served through virtual activities.
- Licensees can inquire with clients who want to view a property that they are not sick, have not traveled to other countries, or come in contact with someone with the virus. You must ask every client/customer these questions to avoid potentially violating discrimination laws.
- Anyone that shows signs of illness such as sneezing, cough, or fever should not attend the viewing, including the agent(s). Note however, that this disease can be spread by individuals who have COVID-19 but do not have symptoms.
- Drive in separate vehicles to the properties.
- Implement social distancing – six feet apart – at all times with the clients or customers.
- Keep clients and customers in sight as they view the home and accompany them room by room.
- Realtors® should ask their clients and customers not to touch anything in the home. “Hands in your pocket” rule.
- Realtors® should consider using new disposable gloves for each showing to open all doors for the clients, switch on/off lights and open appliances or cabinet doors with the gloved hand and discard the gloves upon exiting.
- When feasible, request sellers to switch all lights on for a showing and for them to be left on until they arrive.
- Limit the number of guests and allow only the prospective buyer(s) to enter the home. No additional guests or family members.
- Inspections should be conducted by the inspector only.
- Thoroughly wash hands or use hand sanitizer before entering and after exiting the property.
- Avoid overlapping showings. Allowing only one party in the home at a time will help maintain social distancing (six feet apart).