



*By Tiffany Banks, Nevada REALTORS® General Counsel*

*September 30, 2020*

Last night, the Governor announced a plan to commence *all* in- person showings and open houses of single family and multi-family residences currently occupied and on the market for sale, effective at 12:01 a.m. on October 1, subject to the following limitations:

1. Showings and open houses of properties may not take place with the occupant present.
2. Showings of properties are limited to one prospective buyer and one real estate professional for both the seller and prospective buyer at a time. For the purposes of this provision, “a prospective buyer” includes the buyer and the buyer’s spouse, domestic partner, business partner, or family members.
3. Sellers conducting an open house are responsible for ensuring that there will not be more than one prospective buyer viewing a property at any given time. This may require having an individual present to properly meter prospective buyers entering an open house.
4. Sellers are encouraged to utilize appointments for in-person showings and open houses to the greatest extent practicable.
5. Real estate professionals are encouraged to utilize three-dimensional interactive property scans, virtual tours, and virtual staging to the greatest extent possible.
6. Real estate professionals are encouraged to avoid in-person transactions and services to the greatest extent practicable.
7. Real estate professionals must require all participants at in-person showings and open houses to wear face coverings at all times pursuant to Directive 024 and must follow CDC guidelines for in-person showings and open houses.

Some additional guidelines recommended by the CDC and Nevada REALTORS® are as follows:

- All visitors maintain 6ft;
- Real estate professionals have available gloves and hand sanitizer for use and remind clients to not touch surfaces when viewing property as well as wipe down surfaces as frequently as possible.

The Real Estate Division is providing formal guidance that will be issued tomorrow. We will be following up with FAQ’s in the coming weeks.

We understand the importance of in person showings and open houses in your business and have worked diligently on this issue assisting in formulating the above guidelines. Keep in mind, the Committee can pull back any of these restrictions at any time.

Please keep following Nevada REALTORS’® updates through our Facebook page, e-news and on our website under our COVID-19 tab. We will be updating articles as updates become available. We are continuing to work on issues that impact our members and their clients. For legal questions email [infoline@nvrealtors.org](mailto:infoline@nvrealtors.org).

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