



FREQUENTLY ASKED QUESTIONS

FIND RESOURCES AT [WAREALTOR.ORG/COVID-19](https://www.warealtor.org/covid-19)

Revised June 30, 2021
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Is Washington State fully reopening on June 30th?

(NEW! June 30, 2021) Effective Wednesday, June 30th, Washington State will lift the majority of restrictions imposed on businesses, including those restrictions affecting the real estate industry. However, certain face covering requirements still apply to real estate firms and sellers may impose their own requirements for those visiting a property. As always, brokers should be respectful of others and continue to follow recommended health guidelines.

Governor Inslee's recent announcement is available [here](#). The latest information about the Washington State coronavirus response is available [here](#).

What are the required protocols for in-person activities at a property (previews, showings, inspections, walk-throughs, open houses, etc.)?

(Revised June 30, 2021) Brokers and their clients must adhere to any requirements or restrictions imposed by the seller of a property, including required appointments, mandatory face coverings, capacity limitations, or other instructions. Listing brokers should detail any requirements in the listing and post signs at the property regarding any specific instructions (e.g. face covering required to enter).

What is the face covering requirement for fully vaccinated people?

(Revised June 30, 2021) On June 30th, the Department of Labor and Industries published updated guidance for employers regarding face coverings.

The following applies to real estate firms and face coverings in the office:

- Consumers visiting a real estate office:
- Firms can require all consumers to wear a face covering;
- Firms can allow consumers who are fully vaccinated to not wear a face covering after providing proof of vaccination; or
- Firms can allow consumers who are fully vaccinated to not wear a face covering based upon the honor system.

Brokers and employees in a real estate office:

- Firms can require all brokers/employees to wear a face covering; or
- Firms can allow brokers/employees who are fully vaccinated to not wear a face covering after (a) showing vaccine card or photo of vaccine card; (b) documentation from a health care provider; (c) state immunization information system record; or (d) providing a signed document attesting to vaccination. The firm should maintain a log of persons who have verified that they have been vaccinated, including the method and date of verification.

The following applies to visits to a property (showings, inspections, appraisals, open houses, etc.) for brokers, clients, and industry partners (e.g. appraisers, inspectors, photographers, etc.)

- All persons must wear a face covering if instructed to do so by the seller or listing broker.

Note that, people are considered fully vaccinated:

- Two weeks after the second dose of the Pfizer or Moderna vaccine; or
- Two weeks after the single dose Johnson & Johnson vaccine.

Can real estate firms open their offices?

(Revised June 30, 2021) Yes. Real estate firms can open offices at 100% capacity, provided that the following the Department of Labor and Industries' protocols are followed.

- Ensure unvaccinated brokers/employees wear a mask while working indoors.
- Verify vaccination status before lifting broker/employee mask requirements and be able to show the process used for verification.
- Keep employees with possible or confirmed cases of COVID-19 from working around others.
- Provide hand washing facilities and supplies.
- Train employees to recognize and respond to workplace hazards, including COVID-19
- Assess recognized hazards, including COVID-19, as part of the ongoing requirement to provide a safe and healthful workplace and, where appropriate, take additional steps to protect unvaccinated employees.
- Notify employees in writing within one business day if someone they had close contact with tests positive for COVID-19 (without disclosing the person's identity).
- Report COVID-19 outbreaks of 10 or more employees at workplaces or worksites with more than 50 employees to the Department of Labor and Industries within 24 hours.

What if my buyer or seller has questions about their rights and obligations under their purchase and sale agreement or lease?

(Revised June 5, 2020) As always, brokers have a duty to refer their clients to experts regarding matters in which the broker lacks expertise. Particularly in matters affected by COVID-19, the Stay Home, Stay Healthy Order, and the Safe Start Proclamation, it is unlikely that brokers will have expertise and should advise their clients to seek the advice of an attorney.

How do I to stay up-to-date with matters affecting real estate brokerage and avoid being misled by false rumors?

(March 26, 2020) There are false rumors and misinformation being circulated. Many brokers have acted in reliance on bad information to their embarrassment and detriment.

Washington REALTORS® and NWMLS communicate frequently to keep members informed of any developments affecting the industry. Both Washington REALTORS®' website and NWMLS's websites will continue to offer the latest and most accurate information possible.