



# SAN BENITO COUNTY

HEALTH & HUMAN SERVICES AGENCY

DAVID GHILARDUCCI, MD, FACEP  
INTERIM HEALTH OFFICER

TRACEY BELTON  
AGENCY DIRECTOR

PUBLIC HEALTH SERVICES

Healthy People in Healthy Communities

## Real Estate Guidance

As we continue to adhere to the Governor's Stay at Home Order, we have created some guidance for Relators. We ask that you adhere to social distancing protocol provided in [Appendix A](#) should it apply:

1. Showings should be done virtually, if at all possible.
2. All showings are to be held by appointment only.
3. All activities should be completed electronically, if at all possible.
4. Only a single agent and no more than two other individuals are to be in a dwelling at the same time during a showing.
5. Sellers are to be advised that they should not be present within a dwelling at the same time as other individuals.
6. Any persons on the property must agree to adhere strictly to the social distancing guidelines at all times by remaining at least six feet apart per the recommendations established by the CDC.
7. Any person entering a property shall provide by declaration that to the best of their knowledge, they are not currently ill with a cold or flu; do not have a fever, persistent cough, shortness of breath, or exhibit other COVID-19 symptoms; have not been in contact with a person with COVID-19; and will adhere to and follow all precautions required for viewing the property at all times.
8. The agreement of the seller allowing any person entering onto the property or into the dwelling must be expressly obtained from seller in writing..
9. Unless absolutely necessary, communications with clients should be done via electronic means or by telephone. In person conversations should be minimized unless absolutely necessary.
10. Listing agents should provide all marketing materials electronically for purposes of the showing and should not provide the buyer any materials inside the property during a showing. Agents conducting the showing should meet clients at the property and not drive the client to the property, so as to minimize risk.
11. Clients shall refrain from touching anything in the home.

Additional guidance resources:

- a. CAR Coronavirus Property Entry Advisory and Declaration form  
[https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Risk-Management/COVID19/COVID19-Forms/PEAD\\_4-16-2020.pdf?la=en&hash=0BD6ADACA5975BCE67F43538530FA429D9AE0F63](https://www.car.org/-/media/CAR/Documents/Transaction-Center/PDF/Risk-Management/COVID19/COVID19-Forms/PEAD_4-16-2020.pdf?la=en&hash=0BD6ADACA5975BCE67F43538530FA429D9AE0F63)
- b. CAR Guidelines for Real Estate Best Practices During COVID-19  
<https://www.carcovidupdates.org/best-practices-guidelines>

Approved by Dr. David Ghilarducci 05-01-2020