

March 20, 2020

Broker, Agent, and Firm Health and Safety Suggestions with COVID-19 - Colorado

These are unprecedented times and these issues could not have been anticipated. No one in the industry has experienced a similar event on such a scale. Nevertheless, CRES and its Colorado attorneys are analyzing the situation to anticipate legal and practical challenges that face real estate professionals and consumers.

CRES and their Colorado attorneys offer the following insights and thoughts:

- ✓ Employing brokers and supervisors should develop a written policy on office procedures for dealing with Coronavirus-related matters.
- ✓ Any written Coronavirus policy should be distributed to all brokers and staff within the firm and included in the written office policy manual.
- ✓ The distribution and receipt of the Coronavirus policy by each broker should be documented in writing.
- ✓ Brokers should have a personal work plan if they, their transaction coordinator, the title agent, or anyone else involved in the transaction becomes sick or is quarantined. Brokers should have a plan in place that will allow their clients to close on any pending transaction without delay.
- ✓ Because brokers work closely with members of the public and are in so many homes, they should consider themselves at risk for exposure to the Coronavirus.
- ✓ Brokers should get tested if they suspect they have been exposed. Submitting to self-quarantine or avoiding going to the office, client meetings, presentations, or classes

may be advisable to avoid exposing others until you are certain that you are not infected. Be conscious of your fellow brokers' health.

- ✓ Brokers who are infected should report to and cooperate with the health authorities, including identifying the people they came into contact with and the homes they entered.

- ✓ Brokers may want to meet buyers remotely instead of in person for their first meeting. Brokers should trust their instincts and not meet in person any buyer or family members who may be sick. A broker's best advice to a buyer may be that the buyer should simply wait to start their home search.

- ✓ Brokers should carry hand sanitizer on their person, in their cars, and in other convenient, accessible locations.

- ✓ Brokers should suggest that potential buyers drive separately to showings or open houses.

- ✓ Brokers should offer the clients hand sanitizer before entering and after exiting showings and open houses.

- ✓ Brokers working in an office with others should disinfect their work areas and remove trash containing tissues, wipes, and similar types of waste products. Wash your hands frequently, avoid touching your face, and consider forgoing the customary handshake for the time being.

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DISCLAIMER: This article is a brief overview and survey of COVID-19 issues facing real estate professionals in general. The article is designed and its purpose is to serve only as a general discussion of these issues. This article does not constitute legal advice. The reader should consult with a licensed, experienced attorney on any specific or general matter in the reader's particular jurisdiction. We hope that all real estate practitioners find this article to be a useful and practical tool in identifying COVID-19 issues.