



COVID-19 Best Practices for In-person Open Houses

The Wisconsin REALTORS® Association (WRA) continues to recommend sellers and their agents avoid having in-person open houses even after Wisconsin's "Safer at Home" order has been lifted and communities begin to relax restrictions. Instead, the WRA encourages agents to show properties virtually to buyers or offer individual showings to interested buyers.

However, if sellers, real estate firms and agents are willing to have in-person open houses after checking for any applicable local safer-at-home orders, the WRA offers the following best practices. Note, these best practices are not legal advice but are instead general guidance for sellers, real estate firms, and agents to take into consideration if open houses are going to be conducted.

- Use the WRA's Coronavirus (COVID-19): Showings and Inspections Safety Commitment form (WRA- CVSI), available at www.wra.org/WRA-CVSI. This Commitment relates to the entry into a property by a buyer and the buyer's real estate agent for showings, including open houses.

The seller may ask each open house attendee and their agents to sign a copy of this Commitment.

- In addition to the guidance and considerations in the WRA-CVSI, listing agents should discuss with the seller:
 - Precautions that will be taken during open houses, including an agent will not conduct an open house if the agent does not feel well and will not knowingly let others in the property who have elevated temperatures or do not feel well.
 - The seller's concerns or required precautions.
 - Review WRA's COVID-19 Residential Property Showing Guide at www.wra.org/coronavirus/showingguidelines and discuss how the seller can assist in preparing the property for an open house as well as setting expectations for the open house attendee.
 - Whether the agent will be wiping down common surfaces between each open house attendee permitted into the property.
 - Limiting the number of people in the property at one time to key decision-makers.
 - Set up a staging area outside the property and maintain six-foot separation between parties arriving for the open house.
 - Whether open house attendees should be spread out to 15- to 30-minute sessions.
 - Whether there will be a sign-up sheet with contact information.
 - Offer one way into the property and another way out.
 - That RISK CANNOT BE COMPLETELY ELIMINATED and that measures provided are to help prioritize safety.