



April 1, 2020

ESD HAS DEEMED SPECIFIC REAL ESTATE BROKERAGE ACTIVITIES AS ESSENTIAL
LIMITED OPERATIONS MAY RESUME IN COMPLIANCE WITH
“NEW YORK STATE ON PAUSE”

Today the Empire State Development agency clarified that residential and commercial showings along with back office real estate work, appraisal services and home inspections are essential real estate functions effective immediately. The official notice reads as follows.

Essential Businesses must continue to comply with the guidance and directives for maintaining a clean and safe work environment issued by the Department of Health and every business, even if essential, is strongly urged to maintain social distance to the extent possible.

The following functions of real estate and/or realtors (sic) are considered essential: residential home and commercial office showings; home inspections; and residential appraisers. (emphasis added)

Back-office real estate work is deemed essential, but please utilize telecommuting or work from home procedures to the maximum extent possible.

This designation is a recognition by the state that real estate licensees, real estate home inspectors and real estate appraisers provide a critical service to New York, which is vital to the wellbeing not only of New Yorkers but also for New York’s local and state economy. However, as you prepare to conduct those services for your clients that have been deemed essential, NYSAR reminds all its members that they must fully comply with Governor Andrew Cuomo’s “**New York State on PAUSE**” directive, which says that “**essential businesses** must continue to comply with the guidance and directives for maintaining a clean and safe work environment issued by the Department of Health and every business, even if essential, is strongly urged to maintain social distance to the extent possible.” “Our industry has been given a great responsibility in this time of crisis to help meet the needs of New York’s residential and commercial property buyers and owners, and the overall welfare of the local and state economy,” said NYSAR President Jennifer Stevenson. “But our priority must be to the safety of our customers, clients and indeed for ourselves, as we all continue to practice socially responsible distancing that is helping to flatten the curve during this national health crisis. Our mantra must be ‘safety first, work second.’ While our industry is one that relies on personal contact to best serve our clients, during this crisis, we will all need to adjust our approach. For example, you must limit person to person contact and observe the six-foot separation guidance.

NYSAR is working on further guidance for how we can continue to serve our communities while adhering to these critical important health directives. For information on best practices and complying with the essential activities outlined by ESD, please visit the NYSAR COVID-19 FAQ’s **HERE**.

Helpful information from the **National Association of REALTORS®** can also be found at this link.