

Answers from Mecklenburg County Manager 4/13/20

- 1) Can agents who live in Mecklenburg County travel to show homes in **other N.C. counties** that consider real estate agents essential (assuming they adhere to the CDC guidelines and the other county's guidelines for distancing, sanitizing, amount of people, etc.)?

Yes

- 2) Can agents who live in Mecklenburg County travel to show homes in **S.C. counties** where real estate agents are essential ((assuming they adhere to the CDC guidelines and the other county's guidelines for distancing, sanitizing, amount of people, etc.)?)

If they are considered essential in SC then the answer is yes. I don't know what SC is doing as it relates to realtors.

- 3) Can buyers who live in Mecklenburg County travel to other counties in N.C. to see properties in person? If not, what if they are already in that other county in some capacity as an essential worker (for example, a home health care provider who has to travel to see patients).

Under our order that would not be considered essential travel. However, if they were in that other county because they are essential then that would be allowed.

- 4) There is a newly completed custom home in our neighborhood. The owners decided not to move in and placed it on the market after getting their certificate of occupancy at the end of March. They had regular showings over the weekend (with the listing agent/owner present) of March 28th and it was under contract the following week. There are multiple workers in and out of the house every day before and since that point. Is this following the stay at home order and essential business?

This would fall under residential construction and would be allowed since it is vacant.

- 5) Is it OK to ride an elevator to show a vacant penthouse unit?

Yes – but I would be careful about what you touch

- 6) Can a buyer who is past the due diligence period enter a vacant penthouse condo to get estimates for refinishing floors?

Yes

- 7) I have a closing scheduled for 4/23 in Mecklenburg County, for a builder spec home (low volume builder). Prior to the Mecklenburg County order, the walkthrough plan was for the builder rep to attend, to review all repairs, explain all electronics, appliances, systems, etc., sign over warranties, and answer any final questions about the home.

Now with COVID-19, I have been advised not to attend the walkthrough in person (I am pregnant). Is it permissible for the builder rep to attend with my buyers in person (keeping with the max 3 persons) and for me to attend virtually over the phone/video conference?

Yes -

- 8) Just to confirm, does the seller have the final say to decline showings due to the coronavirus if they are not comfortable with people entering the home?

Yes – only vacant homes can be shown so if the seller does not want people in their home I would respect that

- 9) I am a broker but also leasing a home in Cornelius. The home was listed for sale and the listing agent is saying the buyer can view the home within 30-45 days of closing. Is it 30 or 45 days? I have requested 30 days as we have not found another location to live and to my knowledge, the signed contract has not been executed by both parties and no due diligence or earnest money has been received as of this time.

How would I be able to get confirmation of this and is the rule 30 or 45 days? We allowed the home to be showed many times up until the order was placed and now we have nowhere to live ourselves. I have been more than accommodating to the interested buyers with sending additional photos, there is a virtual tour online, etc...I am unsure how to proceed.

The guidelines are clear that a buyer can only enter the home at closing for a final walkthrough. Other than that they cannot enter the home since it is not vacant

- 10) Property management questions:

- a. Are self-showings of vacant properties allowed in Mecklenburg County by potential applicants?

Yes

- b. Are in-person showings allowed in Mecklenburg County for applicants approved to rent a home?

Only if it is vacant

- c. Are in-person showings allowed in Mecklenburg County for applicants approved to rent a home and have paid a security deposit?

only if it is vacant

- d. Can property managers perform Move Out Inspections where the former tenant recently vacated the property?

Yes

- 11) It concerns me that as agents we are being held responsible to “sanitize” a home. What does this mean? Is it our responsibility to hire a company that is somehow certified in Covid sanitation? Are we responsible to have it done after each showing? That seems like a huge undertaking and liability. If it is required, then what are the guidelines and rules around this sanitation by agents order?

You need to follow CDC guidelines which are listed on our website where the guidance for realtors is located.