

## June 15 Reopening: Open Houses and Showings

**The California economy will reopen on June 15th and, with limited exceptions, will return to normal operations.**

### **Will there be any restrictions on open houses or showings?**

The only legal restriction will be for wearing masks, otherwise there will be no restrictions. No physical distancing will be required for guests and customers. No cleaning. No posted rules of entry. And no PEADs or any other type of sign in. No one will have to agree to an office prevention plan. No one will have to attest to their current health status.

### **What will the rule be for wearing masks?**

It will be to follow current [CDPH Guidance for Face Coverings](#) (last updated on May 3, 2021). According to this guidance -- unless everyone is fully vaccinated -- people must still wear masks indoors. As a practical matter, this means that:

- Masks need not be worn during a showing if everyone is fully vaccinated.
- But during an open house masks will be required because even if a single unvaccinated person enters an open house, then everyone must be masked.

### **Who made this announcement and when?**

The California Department of Public Health made [the announcement on May 21, 2021](#). See also the CDPH's information sheet called ["Beyond the Blueprint Questions and Answers."](#)

### **What about the color-coded county tiers? What if my county is in red or purple?**

As of June 15, the system of color-coded county tiers will no longer be in effect.

### **What about cities and counties? Can they continue to enforce more stringent local rules?**

If a locality does continue to enforce more restrictive rules, then it will be prudent to follow them.

### **My seller wants to require that everyone entering the property wear a mask or be vaccinated.**

#### **Can the seller require this?**

Yes. The seller can set their own rules as to who will be admitted to the property. They can require that everyone wear a mask. They can even demand that all people entering be vaccinated or show a negative COVID test. Just obtain the seller's instructions in writing. Your office may require that the listing be formally amended.

If the Listing Agreement Coronavirus Addendum or Amendment (C.A.R. Form RLA-CAA) has already been signed, you may want to now add a Modification of Terms by writing the following into the Other paragraph: "The RLA-CAA, dated \_\_\_\_\_, is terminated." For those sellers who want to keep certain restrictions on showings, you may want to add optional language such as, "with the exception of \_\_\_\_\_." or "The following showing requirements shall be followed: \_\_\_\_\_."

### **Is there a Q&A that provides more information?**

Yes. Please see our Q&A "[June 15 Reopening: Open Houses and Showings](#)."