

JAY INSLEE
Governor



STATE OF WASHINGTON
Office of the Governor

TO: Interested Stakeholders

FROM: Governor Jay Inslee

DATE: September 4, 2020

SUBJECT: Updated Phase 2 and 3 Real Estate Requirements – Proclamation 20-25

This memorandum serves as the criteria for adjusting the real estate requirements under Phase 2 and 3 and is effective September 4, 2020.

After consulting with stakeholders, we have developed the comprehensive Phase 2 and 3 – Real Estate COVID-19 Requirements. These requirements apply as long as Gubernatorial Proclamation 20-25, or any extension thereof, is in effect or if adopted as rules by a federal, state or local regulatory agency.

For purposes of this memorandum “real estate activities” include sales, appraisals, settlement and escrow services, inspections, mortgage lending, necessary office services, and government workers necessary to review real estate excise tax and record documents.

In Phase 2 and 3, up to five people can participate in in-person activities. This does not include the real estate agent/realtor.

This memorandum supersedes any conflicting provision in the Appendix to Proclamation 20-25, “Essential Critical Infrastructure Workers,” and the Governor’s March 27, 2020, memorandum on Real Estate and Mortgage Guidance, and stands in the place of any other omission from either document.

The real estate activities described in this memorandum may resume immediately if:

- a) **They can meet and maintain all requirements, including providing materials, schedules and equipment needed to comply; and**
 - b) **They conduct only those activities that are allowed under their county’s phase status.**
- **General questions about how to comply with safety practices** can be submitted to the state’s Business Response Center at <https://coronavirus.wa.gov/how-you-can-help/covid-19-business-and-worker-inquiries>.
 - **All other violations related to Proclamation 20-25** can be submitted at <https://coronavirus.wa.gov/report-safe-start-violation>.