

COVID-19 : NATIONAL IMPACTS ON REAL ESTATE PROFESSIONALS											
JURISDICTIONS :	ALBERTA - RECA	BRITISH COLUMBIA - RECBC & OSREBC	MANITOBA - MSC	NEW BRUNSWICK - NBREA & FCNB	NEWFOUNDLAND AND LABRADOR	NOVA SCOTIA REAL ESTATE COMMISSION	ONTARIO - RECO	QUEBEC - OACIQ	SASKATCHEWAN - SREC	YUKON	
MAIN TOPICS & DECISION TAKEN PER JURISDICTIONS :	Public open houses	RECA cannot suspend open houses since it has no ability to interfere with the contractual requirements between a seller and a real estate professional. However, RECA requires real estate professionals to discuss the implication of open houses with their clients. RECA asks professionals to remind their clients of the intent behind government directives and how they affect the suspension of open houses during this crisis.	Have strongly recommended that members do not hold open houses.	Real estate associations and boards have advised their members to stop holding open houses and use alternative methods instead, such as virtual tours. The associations and boards have also disabled the access to displaying information about open houses on the MLS system.	Recommends that all face-to-face real estate activities be discontinued, as they have been clear in guidelines and recommendations with no open houses.	All non-essential services are closed.	Not prohibited, but subject to restrictions implemented by public health office which makes having them virtually impossible.	Effective as of April 12, 2020, the government has prohibited open houses.	On May 11, 2020, the government authorized the full resumption of residential and commercial real estate brokerage activities. Real estate brokers must continue respecting the hygiene and distancing measures prescribed by Public Health, including hand washing and maintaining a distance of at least two meters between people.	Have mandated their members not conduct open houses and remove open houses from REALTOR.ca. SREC is encouraging their members to utilize virtual tours and facebook live for open houses.	Not recommended by the Yukon Real Estate Association. All open houses have been cancelled until further notice.
	Home showings	RECA requires real estate professionals to discuss the implication of viewings with their clients and to provide options such as :  <ul style="list-style-type: none"> <li>obtaining health information from the buyer and their representative, or the seller as the case may be;</li> <li>to require the use of masks and gloves, or disinfecting the property;</li> <li>virtual marketing;</li> <li>limiting viewings to serious buyers by making viewings subject to offers to purchase;</li> <li>suspending viewings or terminating the service agreement and re-listing at a future date.</li> </ul> RECA has provided checklists to facilitate this discussion.	Have recommended that for all private showings, licensees observe the prevention and physical distancing guidelines of the provincial health officer and to not undertake showings where these guidelines cannot be adhered to. In BC, recent measures announced by Municipal Affairs and Housing to keep people housed and protect their health includes requiring the consent of tenants before a landlord can enter their rental unit.	The provincial real estate association issued some guidance for their members on home showings : virtual showings should be considered, in person showings should be limited to when absolutely necessary, and members must adhere to social distancing and sanitization protocols when conducting in person showings.	Recommends that all face-to-face real estate activities be discontinued, as they have been very clear since the State of emergency. There are best practices and guidelines provided to licensees/members on this, such as providing virtual real estate tools in partnership with the real estate boards.		Subject to restrictions implemented by public health office, clients must approve.	Strongly recommending that showings by appointment occur only when absolutely necessary. Should a home showing be deemed necessary, always follow the recommendations of health authorities to minimize the risk of transmission of the virus.	On May 11, 2020, the government authorized the full resumption of residential and commercial real estate brokerage activities. Real estate brokers must continue respecting the hygiene and distancing measures prescribed by Public Health, including hand washing and maintaining a distance of at least two meters between people.	Have provided their members with best practices for showing properties. Waivers have been provided for both buyers and sellers to disclose if they are at risk and giving permission for their property to be shown.	Still permitted, though it has been recommended for more use of 'digital tours'. If a realtor and his/her clients enter a unit, the realtor ensures proper social distancing and uses wipes to clean commonly touched services afterwards.
	Measures for people of age 70 and over	Real estate professionals are required to have very serious discussions with clients who are at high risk for COVID-19 and must outline all risks and options. Real estate professionals with these characteristics should also undertake a personal risk assessment. Persons at high risk for COVID-19, whether real estate professionals or their clients, may wish to temporarily exit the real estate market until the risk is reduced. If they remain in the market, they can use technology to work remotely, such as conference or video conference calls, electronic signatures and electronic banking. If a real estate professional is unable to work as a result of travel, or quarantine they must withdraw temporarily, and must inform their broker and their clients.	No measures have been introduced or recommended at this time.	No specific measures	Nothing concrete at this time other than providing to licensees and members information and links through Public Health Authorities.		Subject to restrictions implemented by public health office.	The government is encouraging those at higher risk to take extra care. RECO is encouraging registrants to be mindful of people who are at greater risk when delivering services.	As of May 6, 2020, the government announced that property visits by buyers aged 70 and over, although not recommended, are possible.	No specific measures.	No specific measures, precautions are being taken based on federal and territorial guidance for the general population.

JURISDICTIONS :	ALBERTA - RECA	BRITISH COLUMBIA - RECBC & OSREBC	MANITOBA - MSC	NEW BRUNSWICK - NBREA & FCNB	NEWFOUNDLAND AND LABRADOR	NOVA SCOTIA REAL ESTATE COMMISSION	ONTARIO - RECO	QUEBEC - OACIQ	SASKATCHEWAN - SREC	YUKON
Exams	Exams are currently suspended. RECA will provide extensions to prospective professionals impacted by the suspension. Virtually proctored examinations will be available soon.	Licensing examinations have been deferred at least until June.	Exams will recommence on April 24, 2020 with a minimal number of individuals writing at the same time while maintaining appropriate social distancing.	Currently postponed for April and also looking at a secure on-line option.	On hold	Suspended until further notice	Virtually proctored exams have launched at Humber and are anticipated to launch at Ontario Real Estate Association in June.	Currently, the OACIQ is collaborating in the implementation of preventive measures, as issued by the Public Health Department and is planning to hold examination sessions as soon as bringing candidates together is safe for everyone and complies with government recommendations.	Postponed and extensions have been granted.	Jurisprudence exams will no longer be booked and current examinees will be allowed to complete their scheduled exams until April 30. Currently looking at an online examination options.
Educational activities / requirements	For new professionals, RECA has relaxed eligibility requirements. They can provide proof of English proficiency or pre-requisite education at a future date. RECA offers eLearning pre-licensing education which is not impacted. RECA is also allowing individuals to enrol in courses without completing the exam for the pre-requisite course until the virtual proctoring option is in place.	Continuing education requirements have been fully transitioned to remote offerings and requirements are therefore still in place.	If there are registrants whose registration may be impacted because they cannot complete a required educational course, they will provide them an extension on their completion deadline date.	Practicum - classroom portion of the licensing course has been cancelled and on-line option is currently being examined.	On hold	Online Continuing Professional Education course requirement resumes	Permitting learners who have completed residential components, but not commercial to register to trade in residential ONLY until they complete their in-person commercial component. Virtual simulation sessions will launch as early as June, which will allow them to complete the entire program. Registrants who cannot complete mandatory exams before their renewal are allowed to apply to renew and continue trading pending the exam services being available.	They are maintained in webinar format only.	Remaining the same.	Standard education requirements are still in place.
Impact on Brokerage contract / promise to purchase	RECA recommends that parties act in good faith and look for solutions. Brokers must make sure any changes to their service agreement is in writing and agreed to by the brokerage. Brokers should also discuss terminating their service agreement during the pandemic and the option of entering a new agreement once things return to normal.	Consumers are being advised to get independent legal advice on real estate transactions.	Not applicable	Nothing concrete at this time as real estate can still be conducted during the current State of Emergency. There are common sense dialogue that could occur if the pandemic issue impacts a transaction - currently working on common clause bank to help.	Transactions can be completed, if done safely	N/A : Subject to restrictions implemented by public health office (i.e. physical distancing, no gatherings larger than 5, etc.) Viewings and appointments are subject to client approval.	Associations are creating clauses and terms to support buyers and sellers to manage COVID issues. RECO has no role in forms or clauses per se.	Prioritizing electronic signatures at all times. Should clients be unable to sign electronically (exceptional situation), agencies executive officers or brokers must obtain proof of clients consent (email or telephone), as well as the client's confirmation on actions to be taken (property off market, extension of deadlines or amendments). Agencies executive officers or brokers must document files in order to justify any exceptional circumstances in which the action was made.	Have provided guidelines to their members of what they consider essential transactions. SREC as also provided waivers for both buyers and sellers to disclose if they are a risk and giving permission for their property to be shown. SREC as also provided clauses for members that apply to the unique time our market is in.	No impacts at this time. Arrangements have been made with lawyers, land titles office, banks and realtors to allow for full digital interactions.
Brokers recognized as an essential service	The government has designated real estate brokers and related professionals (home inspectors, mortgage brokers, appraisers) as essential service providers.	Yes	Manitoba has issued a public health order that restricts the operation of non-critical services. Under the order, real estate is considered a critical service and thus brokers are allowed to continue operating.	Public health has not targeted real estate as non-essential nor have they publicly stated it is essential. Public health does not want to stop real estate from occurring. However, they do expect the sector to take every precaution possible to stop the spread of the virus.	Currently not deemed as an essential service.	No, but trading by licensees can continue, subject to restrictions implemented by public health office.	Yes, but all other precautions are to be taken to maintain personal distance to minimize personal contact wherever possible and people work from home wherever possible.	On May 11, 2020, the government authorized the full resumption of residential and commercial real estate brokerage activities. Real estate brokers must continue respecting the hygiene and distancing measures prescribed by Public Health, including hand washing and maintaining a distance of at least two meters between people.	Yes	At this time, real estate has not been classified as essential or not.