



## **“Stay Home Missouri” Order: What Does It Mean?**

Building on Missouri’s efforts to control, contain, and combat COVID-19, Governor Mike Parson has issued a statewide **“Stay Home Missouri”** Order effective Monday, April 6, 2020, through Friday, April 24, 2020.

The Order explicitly states that individuals currently residing within the state of Missouri shall avoid leaving their homes or places of residence unless necessary.

In order to protect public health and prevent the further spread of COVID-19, Governor Parson’s Order includes specific guidance for staying home, social distancing, businesses and employees, schools, restaurants, firearm sales, and state government buildings.

The Order does not prohibit Missourians from accessing essential services, such as grocery stores, gas stations, and banks, or engaging in outdoor recreation, provided that necessary precautions are taken and maintained to reduce the transmission of COVID-19, including observing the social gathering and social distancing requirements set forth in the Order. **"Residential and commercial real estate services, including settlement services" are considered essential under this order.**

## **How does this Order affect real estate activity in my local area?**

Real estate services are considered an essential service under this statewide order. However, this order does not limit the right of local authorities to take further, more restrictive action through ordinances, rules and regulations, which may be deemed necessary for any locality. Even though real estate services are deemed “essential,” it is not business as usual – you are encouraged to work remotely whenever possible and gatherings of more than 10 people are prohibited. REALTORS® should follow the [Center for Disease Control's \(CDC\) recommendations](#) for preventing spread of, and exposure to, COVID-19.

## **How do I prove that I am providing an essential service?**

At a minimum, REALTORS® in Missouri should carry a business card at all times when working outside the home. You may also consider printing a copy of your real estate license to carry with you.

## Is all activity in the real estate transaction considered essential?

CISA includes recording of financial transactions and services, insurance services, and consumer and commercial lending as essential. According to The Appraisal Foundation, and because the Missouri order includes settlement services, “real estate appraisal services performed outside a home office may be allowed to continue with adequate precautions in place.” We will continue to update this section as additional information is confirmed.

### “Missouri Stay Home” Order: Checklist for Brokers

- Be familiar with the terms of the order.
  - Promptly communicate with staff and agents how the order impacts their ability to conduct business.
  - Determine whether the brokerage’s office will remain open, and if so, whether to limit the number of individuals permitted in the office at any given time.
  - Consider whether staff will be permitted, and encouraged, to work remotely.
  - Encourage staff and agents to limit in-person contact and to conduct business *remotely* as much as possible.
  - Reiterate the importance of following the [CDC’s recommendations](#) for preventing the continued spread of, and exposure to, COVID-19 when conducting business, and servicing clients.
  - Have a [Preparedness Plan](#) in place to be ready to respond to COVID-19 issues.
- **If your local ordinance is more restrictive and real estate IS NOT included as an “essential service” in a local Shelter-in-Place Order:**
  - Promptly communicate with staff and agents how the order impacts their ability to continue to conduct business.
  - Close the brokerage’s office in compliance with the terms of the order.
  - Provide clear and prompt communication to brokerage staff and agents regarding the office closure, and remote work requirements and capabilities.
  - Encourage staff and agents to continue conducting business and servicing clients remotely, including by leveraging available technology, and alternative ways to market properties.

### Additional Resources:

Please refer to the Missouri Realtors [Coronavirus Resources Page](#) for a great deal of information related to the real estate transaction.

Refer to the ["Stay Home Missouri" Order](#) to review the full requirements of this order