

March 21, 2020



NYSAR develops COVID-19 addendum to Residential Purchase Contract

As part of the Statewide Forms Library initiative, NYSAR has developed the ["COVID-19 ADDENDUM TO RESIDENTIAL PURCHASE CONTRACT."](#) The addendum is an agreement between the seller and purchaser to permit certain extensions and the rights of the parties to cancel the contract in the event COVID-19 related issues make it impossible or improbable to close. In the addendum, seller and purchaser agree that the coronavirus (COVID-19) pandemic is impacting real estate transactions, transaction related service providers and consumers. There is a possibility that transaction related service providers such as lenders, title/abstract companies, appraisers, home inspectors and attorneys may be providing limited or no services as a result of COVID-19 issues. COVID-19 issues may include, but are not limited to: emergencies declared by the government, travel restrictions, mandatory closures or reduction of staff at transaction related service providers, quarantine, exposure to or contraction of COVID-19. [Learn more.](#)

NYS prohibits real estate showings and open houses after Sunday

On Friday, Gov. Andrew Cuomo ordered the closure of all offices for non-essential businesses. Previously, the governor limited staffing to 50%, followed by 75%, and now 100% workforce reduction in non-essential business offices. The governor specifically mentioned real estate activities in his press conference stating, "I don't know who you think you're going to rent an apartment to now anyways if you kick someone out...by my mandate you couldn't even have your real estate agent showing the apartment. Same with commercial tenants." As such, it is believed that all showings and open houses will be prohibited after Sunday evening. Furthermore, all brokerage offices will also need to close Sunday evening. Licensees are still able to work from home.

DOS grants waivers for those unable to complete CE requirement for license renewal

Current law provides for hardship extension waivers when licensees are unable to complete their continuing education requirement for license renewal. The NYS Department of State (DOS) has granted six (6) month waivers to students who are unable to complete their education due to the state of emergency. Licensees requiring a waiver must provide evidence of a bona fide hardship precluding completion of the continuing education requirements prior to the time the renewal application is to be filed. A licensee seeking such a waiver shall go through the renewal process using eAccessNY. When filling out the renewal application, the licensee would indicate that they did not complete the required continuing education. Choose the option to upload documents and provide: 1) all documentation demonstrating such hardship and 2) a written request for such waiver. The DOS will notify you if the waiver was granted.

NYSAR office closed, employees working from home

The NYSAR headquarters in Albany is closed and staff are working from home until further notice. All of our department staff are working remotely, so please understand that employees may be unable to respond to you as promptly as they normally would. The best way to reach us is via email. Email addresses for the NYSAR staff can be found on [NYSAR.com](#). If you are unsure of the correct person to contact, please email your request to info@nysar.com and it will be routed to the appropriate staff member. When emailing staff, please consider contacting only one person at a time to ensure the fastest response. We appreciate your patience!