



## **C.A.R. Legal Guidance on Open Houses**

Open houses continue to be prohibited in California. The mandatory Industry Guidance states *“Discontinue holding open houses and showings open to the general public on a walk-in basis; use an appointment or digital sign-in process to control the number of people in the house or property.”* Thus, the only way to show property is by making an appointment in advance. Visitors viewing a house should be from one buying party only and the number of persons in the property is limited by the requirement of social distancing. In addition, the property must be thoroughly cleaned before and after each showing.

In other words, REALTORS® should not be putting up Open House signs at all. If a REALTOR® is advertising a traditional open house, they are promoting an unlawful activity, and if they are advertising an “open house” that really isn’t an open house, they are arguably not presenting a true picture in their advertising.

[Read more →](#)

## **MLS Rule Update: Photos**

The California Civil Code requires the MLS to maintain photos in the MLS for three years, so we are unable to comply with agent requests to remove photos for their buyers. [MLS Rule 11.5.c](#) (effective immediately) explains all of the details.

Listing brokers and agents may submit a written request to MLS staff to update their sold listings in order to prevent syndication outside the MLS - meaning sold listing data will only be available in the MLS. This data will not be available to use for agent profile pages in 3rd party sites such as realtor.com and Zillow.

Additional MLS rule changes go into effect August 3. [Read more](#) →

## Membership Renewal

With the introduction of the 8-installment payment plan, agents enrolled in the installment plan will have a payment due the 16th of every month from June-January. Agents who have not yet paid the June installment had their services interrupted on July 8. For those agents, your "Broker View" report on [bayerast.org](#) will now display "inactive" rather than "unpaid".

The schedule will be the same each month through January 2021:

- Payments Due: 16th of each month
- Grace Period: until the end of that month
- Interruption of Services (for unpaid agents): first of the following month

To view your report, [login here](#) →

---

## And finally...quicklinks

[PPP Extended through August 8](#) →

[Active - Coming Soon Listings Q&A](#) →

[Real Estate Industry Guidelines \(Cal/Osha July 2\)](#) →

## Find us here...



Can we be of service? We would love to hear from you. Please [email](#) or call 510.871.4202.

---

Bay East Association of REALTORS®

Pleasanton Member Center 925.730.4060 | Alameda Member Center 510.523.7229

Tech Support 925.730.7100 | [bayerast.org](#)

Located at, 7021 Koll Center Pkwy, Pleasanton, CA 94566, United States, 925.730.4070

[Unsubscribe](#) [Manage preferences](#)