

From: [Sink, Jennifer](#)
To: [Strickland, Jim](#); [Ken Scroggs](#); Lee.Harris@shelbycountyttn.gov; officeofthemayor@shelbycountyttn.gov
Cc: [Katie Shotts](#); [Fuhrmann, Maria](#); [Robinson, Patrice](#)
Subject: RE: MAAR Letter to Mayor Strickland County Mayor Harris - COVID-19 - 03.23.20
Date: Monday, March 23, 2020 7:48:27 PM
Attachments: [image001.png](#)

Mr. Scroggs,

Having secure housing is indeed, essential. Real estate agents and related services as outlined in your letter are allowed under Mayor Strickland's Safer at Home Executive Order.

Housing and activities necessary to secure housing are essential to the health and safety of our community, an activity considered essential under the Order. Section 6(xviii) of the Executive Order provides that an essential business includes "[b]usinesses that provide goods and services exclusively through...delivery." A real estate agent showing a home is a service delivered at the location of the showing, not a brick-and-mortar business facility as contemplated by the Order. Prospective buyers in need of procuring housing fall within the category of permitted travel for essential services, as attending the showing would be travel to perform tasks essential to "health and safety" under Section 5(i). As such, a realtor's business is considered an essential business.

Further, services required to complete the real estate transaction are considered essential, including appraisals, legal services, and services related to the execution and renewal of a lease. Any service necessary to facilitate the secure housing of an individual is considered essential, even if not specifically listed (by my email or the Executive Order).

Having safe and properly maintained housing is also essential. Property managers are considered essential, and all property managers and landlords should continue to provide maintenance, repairs, security, and any other services that are necessary to maintain the health and welfare of their tenants' residences.

However, the real estate agent, support staff, property managers, etc. must all abide by the Social Distancing Requirements as required under the Order. During a home showing, the realtor must adhere to the private gathering restriction of 10 people or less.

We are updating the City's website to provide further clarification on the examples of "essential businesses". The update will explicitly include real estate agents/services. The website is www.covid19.memphistn.gov

Thank you,

Jennifer A. Sink, Esq.

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