



# MAINE ASSOCIATION OF REALTORS®

Your Real Estate Experts

## **UPDATE - Guidelines for Real Estate as an Essential Business**

The Governor recently issued a new Executive Order (39 FY 20/21) that will repeal the statewide requirement for face coverings in public settings except for schools and childcare settings. This order is effective as of Monday, May 24, 2021. **In addition, the Department of Economic and Community Development (DECD) has confirmed that all of the current COVID-19 Prevention Checklists for businesses will retire on May 24, 2021, including the Guidelines for Real Estate as an Essential Business.**

DECD indicates that they will have general guidance recommendations available on their website, along with a link to the U.S. CDC guidance for businesses. On and after May 24, check the COVID-19 tab on the MAR website (<https://mainerealtors.com>) for updated links to this information.

While this is positive news for Maine's real estate industry, please keep in mind that we are still in a pandemic and you should continue to take any precautions you feel necessary for your own health and safety and that of your clients. Remember that not everyone around you is in the same situation as you, not everyone has the COVID-19 vaccine (including children), and some people may have underlying conditions that increase their health risk.

In turn, we recommend that each real estate company develop their own health and safety protocols as they deem necessary for the best interests of their agents, employees, and clients. Similarly, you should be cognizant of your clients' needs and requests when it comes to showings and other business interactions.

Please note that if a seller chooses to require any safety protocols or restrictions for showings in their home, they must be sure to treat everyone equally to avoid fair housing discrimination and have a plan in place for

## Quick Links

[Maine Association of REALTORS®](#)

[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

## RAMCO Portal Links

[Greater Bangor Association of REALTORS®](#)

[Greater Portland Board of REALTORS®](#)

[Kennebec Valley Board of REALTORS®](#)

[Maine Association of REALTORS®](#)

- Maine Commercial Association
- MAR Only Members
- York County Council

[Mid-Coast Board of REALTORS®](#)

- Acadia Council
- Mid-Coast Council
- Penobscot Bay Council

[Mountains to Shore Board of REALTORS®](#)

- Androscoggin Valley Council
- Lincoln County Council
- Merrymeeting Council
- Western Maine Council

accommodations if requested by buyers who may be members of protected classes. Furthermore, a buyer who is a member of a protected class may request an accommodation for a showing in accordance with fair housing laws.

### **SALES AND VALUES UP IN APRIL:**

In a press release to the media today, Maine home sales increased 35.68% comparing April 2021 to April 2020. The median sales price (MSP) was \$276,000, a 17.05% increase in that same time period. NAR reports that existing home sales and values were up nationally and in the northeast, comparing April 2021 to April 2020.

For more information, view the press release here: [Click Here](#)

### **SELLER'S PURCHASE/LEASE ADDENDUM:**

by Hannah McMullen, MAR Legal Counsel

I have received an increasing number of calls recently about sellers needing to delay closings and/or terminate contracts because they do not have a new home to move to at the time of closing on the sale of their home. Many of these scenarios could possibly be avoided if the Seller's Purchase/Lease of Property Addendum was used at the start of the contract for the sale of their home. If you are working with sellers that need to make the sale of their home contingent on purchasing or leasing a new home, please review and consider using this form.

### **NEW CONSTRUCTION TIPS:**

by Hannah McMullen, MAR Legal Counsel

Do you have a buyer client considering a new construction purchase? You should carefully review and consider using the New Construction Addendum in Zipforms. In addition, the Consumer Protection Division of the Maine Attorney General's Office has some helpful information on their website about home construction and repairs as well as a Consumer Law Guide on this topic. It is also a good idea to refer your buyer client to an attorney who is familiar with real estate and home construction law for review and advice regarding the home construction contract with the builder.

**Consumer Protection Division:** [Click Here](#)

**Copy of the Consumer Law Guide:** [Click Here](#)

### **NAR BOARD OF DIRECTORS ACTIONS:**

Thank you to Aaron Bolster, Madeleine Hill, Tom Cole,

## **MAR Leadership**

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President

Aaron Bolster

President Elect

Madeleine Hill

First Vice President

Carmen McPhail

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Sherri Dunbar

Chief Executive Officer

Suzanne Guild

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Last Issue: May 13

Some content may be commercial in nature.

and Sharon Millett for serving as 2021 Directors for the National Association of REALTORS®. To learn more about actions taken at the recent NAR Board of Directors Meeting: [Click Here](#)

### **RPR'S NEW LOOK:**

Realtors Property Resource® website has been refreshed. Check out [this article](#) for information about how to access all types of learning and support resources to navigate the new site.

### **CHECK US OUT ON INSTAGRAM!**

Follow MAR on Instagram! @maineassociationofrealtors

### **MAINE LISTINGS NEWS:**

- Upcoming Realist® Webinar
- Flexmls Ending Support on Internet Explorer
- Master Lock Promo Ending Soon
- Flexmls Enhancements

[Here is the link](#)



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