

# Health Questionnaire Screening Form for Coronavirus (COVID-19)

The Real Estate Board of New York (REBNY) has put together this Coronavirus (COVID-19) Health Screening Questionnaire Form (the “Form”) which shall be distributed to all persons who are attending any in-person property showings and/or meetings with the undersigned real estate licensee (the “Broker”). This Form shall be distributed to all attendees within 24 hours of any scheduled meeting. Please understand that the purpose of this Form is to elicit information to help promote the health and safety of all persons who may be involved in the meeting and/or showing, and that taking precautionary measures to prevent the spread of the Coronavirus (COVID-19) is paramount to those efforts.

The Broker (or any agent of the Broker) may cancel or postpone any in-person showing or meeting without prejudice or penalty upon any indication that a person who is attending the showing or meeting is exhibiting any [symptoms of the Coronavirus \(COVID-19\)](#) or any other cold or flu-like symptoms.

The person signing this Form hereby acknowledges and agrees that: (i) the information requested on this Form is being provided voluntarily, (ii) the information provided on this Form is confidential and is not intended for use outside of determining whether an in-person showing or meeting can occur, (iii) the refusal or failure to answer each question below may result in the cancellation of any scheduled meeting or showing, and that the Broker reserves the absolute right, in their sole discretion, to refuse entry to that person; (iv) if the answer to questions 1-3 is “Yes” that person will not be permitted to attend the in-person showing or meeting; (v) if the answer to question 4 is “Yes” and the answer to question 5 is “No” that person will not be permitted to attend the in-person showing or meeting; (vi) any person may be asked in the future to execute another Form in connection with a future meeting and/or showing; and (vii) they must notify the real estate licensee listed below if they become symptomatic and/or test positive for COVID-19 within 48 hours of the last visit to the property. The Broker represents that they use and present this Form uniformly and in the same manner for all in-person interactions and meetings and in accordance with all Federal, State and Local Fair Housing Laws.

## SCREENING QUESTIONS

Please answer the following 5 questions:

- |  |   |
|--|---|
| <p>1. Have you knowingly been in close or proximate contact in the past 14 days with anyone who has tested positive for COVID-19 or who has had symptoms of COVID-19?</p> <p>YES      NO</p> | <p>4. In the last 14 days, have you traveled from or been in close or proximate contact with someone who has traveled from another state or country for which New York State requires a mandated self-quarantine period?</p> <p>YES      NO</p> |
| <p>2. Have you tested positive for COVID-19 in the past 14 days?</p> <p>YES      NO</p>  | <p>5. If you answered “Yes” to question 4, have you completed the 14 day self-quarantine as currently required by New York State?</p> <p>YES      NO</p>  |
| <p>3. Have you experienced any symptoms of COVID-19 in the past 14 days?</p> <p>YES      NO</p>  |   |

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Name of Real Estate Licensee

\_\_\_\_\_  
Name of Brokerage Company

*Important Note: This Form should not be construed as offering or providing legal advice in any form. This Form is not intended to replace the reader's need to speak with their own legal counsel regarding the issues presented. All readers should seek independent legal advice prior to instituting any re-entry policies and/or practices.*

# Limitation of Liability Form for Coronavirus (COVID-19)

With stay-at-home orders being lifted in New York State, any parties involved in a real estate transaction must continue to be aware of the risks that are associated with the Coronavirus (COVID-19).

Throughout the course of a real estate transaction, it may become necessary for a party to enter or access a residential or commercial property in-person, which raises the possibility of potential liability resulting from exposure to the Coronavirus (COVID-19).

By entering the property or permitting a party to enter the property, you acknowledge that there is an assumption of exposure to the Coronavirus (COVID-19) and any and all consequences that may result from such exposure, including but not limited to, physical injury, psychological injury, pain, suffering, illness, temporary or permanent disability, death or economic loss.

This form is intended to notify the parties of the risks associated with conducting property visits in-person. By signing this form, you hereby acknowledge and assume such risks and/or potential consequences.

**The undersigned hereby acknowledges receipt of this Coronavirus (COVID-19) Limitation of Liability Form and understands that the refusal to sign this form may result in the cancellation of any scheduled in-person meeting or showing.**

---

Property Address

---

Signature

---

Full Name

---

Date

This form was presented to me by \_\_\_\_\_ of \_\_\_\_\_.  
Name of Real Estate Licensee Real Estate Brokerage Company

*Please note that this form should not be construed as providing legal advice and you should review this form with an attorney before signing.*



---

## **New York State Housing Discrimination Disclosure Form**

---

Federal, State and local Fair Housing Laws provide comprehensive protections from discrimination in housing. It is unlawful for any property owner, landlord, property manager or other person who sells, rents or leases housing, to discriminate based on certain protected characteristics, which include, but are not limited to **race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status**. Real estate professionals must also comply with all Fair Housing Laws.

### **Real estate brokers and real estate salespersons, and their employees and agents violate the Law if they:**

- Discriminate based on any protected characteristic when negotiating a sale, rental or lease, including representing that a property is not available when it is available.
- Negotiate discriminatory terms of sale, rental or lease, such as stating a different price because of race, national origin or other protected characteristic.
- Discriminate based on any protected characteristic because it is the preference of a seller or landlord.
- Discriminate by “steering” which occurs when a real estate professional guides prospective buyers or renters towards or away from certain neighborhoods, locations or buildings, based on any protected characteristic.
- Discriminate by “blockbusting” which occurs when a real estate professional represents that a change has occurred or may occur in future in the composition of a block, neighborhood or area, with respect to any protected characteristics, and that the change will lead to undesirable consequences for that area, such as lower property values, increase in crime, or decline in the quality of schools.
- Discriminate by pressuring a client or employee to violate the Law.
- Express any discrimination because of any protected characteristic by any statement, publication, advertisement, application, inquiry or any Fair Housing Law record.

### **YOU HAVE THE RIGHT TO FILE A COMPLAINT**

**If you believe you have been the victim of housing discrimination** you should file a complaint with the New York State Division of Human Rights (DHR). Complaints may be filed by:

- Downloading a complaint form from the DHR website: [www.dhr.ny.gov](http://www.dhr.ny.gov);
- Stop by a DHR office in person, or contact one of the Division’s offices, by telephone or by mail, to obtain a complaint form and/or other assistance in filing a complaint. A list of office locations is available online at: <https://dhr.ny.gov/contact-us>, and the Fair Housing HOTLINE at (844)-862-8703.

You may also file a complaint with the NYS Department of State, Division of Licensing Services. Complaints may be filed by:

- Downloading a complaint form from the Department of State’s website [https://www.dos.ny.gov/licensing/complaint\\_links.html](https://www.dos.ny.gov/licensing/complaint_links.html)
- Stop by a Department’s office in person, or contact one of the Department’s offices, by telephone or by mail, to obtain a complaint form.
- Call the Department at (518) 474-4429.

There is no fee charged to you for these services. It is unlawful for anyone to retaliate against you for filing a complaint.



# Division of Licensing Services

New York State  
Department of State, Division of Licensing Services  
(518) 474-4429  
[www.dos.ny.gov](http://www.dos.ny.gov)

New York State  
Division of Consumer Rights  
(888) 392-3644

---

## New York State Housing Discrimination Disclosure Form

---

For more information on Fair Housing Act rights and responsibilities please visit  
<https://dhr.ny.gov/fairhousing> and <https://www.dos.ny.gov/licensing/fairhousing.html>.

This form was provided to me by \_\_\_\_\_ (print name of Real Estate Salesperson/  
Broker) of \_\_\_\_\_ (print name of Real Estate company, firm or brokerage)

(I)(We) \_\_\_\_\_

(Real Estate Consumer/Seller/Landlord) acknowledge receipt of a copy of this disclosure form:

Real Estate Consumer/Seller/Landlord Signature \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate broker and real estate salespersons are required by New York State law to provide you with this Disclosure.