

Restrict Visits to Ensure Social Distancing During Pandemic

This Model Policy is based on a template from a PHA in Tacoma, Wash. It incorporates the recommendations in HUD's Multifamily Housing COVID-19 Q&A. Show this policy to your attorney before using it at your site.

MODEL POLICY

VISITOR RESTRICTIONS DURING COVID-19 PANDEMIC

1. POLICY BASIS

In response to the current COVID-19 pandemic and in accordance with state and local emergency decrees authorizing the imposition of extraordinary measures to protect tenants' health and safety and maintain social distancing in compliance with the guidelines of the U.S. Centers for Disease Control (CDC) and other public health agencies, effective immediately and as a temporary emergency measure, Landlord is imposing the following restrictions on tenants' guests and visitors.

2. BAN ON SOCIAL VISITS & UNAUTHORIZED OCCUPANTS

Effective immediately, tenants may not invite or allow visitors into the building, except in accordance with the provisions below.

3. AUTHORIZED VISITS

The above restrictions do not apply to the following:

Deliveries of Needed Supplies:

Deliveries of necessary supplies and services for family or household members and pets, such as groceries, food and supplies for household consumption and use, supplies and equipment needed to work from home, and products necessary to maintain safety, sanitation, and essential maintenance of the home or residence.

Deliveries of Essential Services:

Visits essential for the health and safety of family, household members, and pets, e.g., for providing medical or emergency services, supplies, or medication.

Care and Transport: Caring for family members, friends, or pets in another household or residence, and to transport family members, friends, or their pets for essential health and safety activities, and to obtain necessary supplies and services.

4. RULES FOR PERMITTED VISITS

Where visits are permitted in accordance with Section 3 above, visitors may remain in the building only for as long as necessary to accomplish the permitted purpose of the visit and only to the extent that visitors comply with applicable CDC and public health guidelines at all times when they are in the building, including but not limited to maintaining the minimum 6 feet of social distance separation from other people, washing their hands, using respirator masks and other required personal protective equipment, and covering their mouths when coughing or sneezing.

5. CONSEQUENCES OF VIOLATIONS

This Policy will be strictly enforced, and tenants are responsible for ensuring their guests are aware of and follow the rules. Failure to comply, whether committed by tenants or their guests, will be considered permissible grounds for eviction.

6. DURATION OF POLICY

These restrictions are a temporary measure in response to the current pandemic and will end when the public health emergency concludes or Landlord determines that they are no longer necessary to protect tenants' health. Landlord also reserves the right to modify the Policy in response to new developments or changes in the applicable CDC and public health guidelines.