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STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

**COMMON-INTEREST COMMUNITIES AND  
CONDOMINIUM HOTELS PROGRAM**

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October 15, 2020

To: Applicable Homeowner Association Board of Directors

**Guidance on Community Garage/Yard Sales During Pandemic**

This document describes precautions which should be implemented to reduce or prevent local COVID-19 transmission for common-interest communities in the event that a homeowner association decides to host a community garage/yard sale.

This guidance is solely being provided as a courtesy by the Office of the Ombudsman for Common-Interest Communities and Condominium Hotels. Lack of compliance with this guidance does not constitute a violation of any law under this office's jurisdiction. Additionally, this office makes no claim or guarantee that complying with this guidance will eliminate all risk of viral transmission. The safest approach to preventing viral transmission continues to be avoiding the facilitation of in person events while the pandemic is ongoing.

In facilitating community garage/yard sales, the following precautions should be taken:

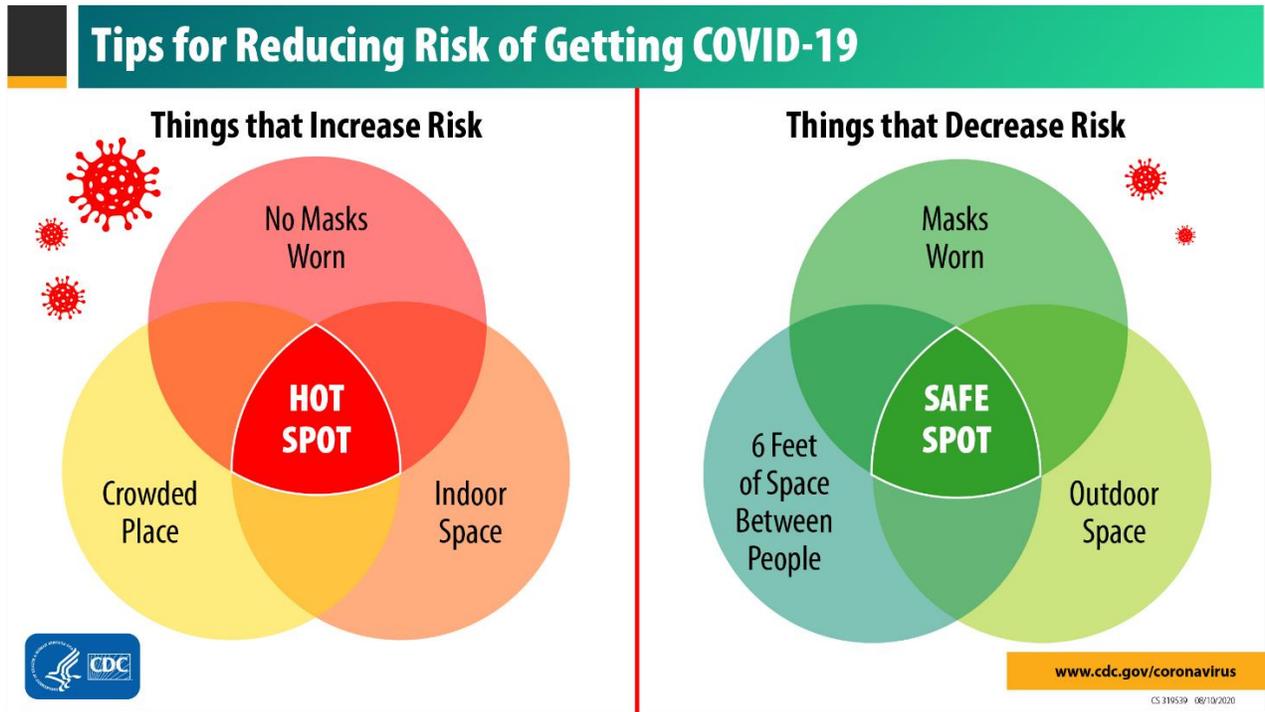
1. Signs should be posted at all community entrances asking participants to:
  - a. not enter the community if symptomatic,
  - b. always maintain a minimum distance of six (6) feet between other people at all times,
  - c. not congregate in large groups at individual properties,
  - d. bring hand sanitizer and to properly sanitize their hands between properties,
  - e. use cashless mobile payment applications to settle transactions whenever possible,<sup>1</sup>
  - f. always bring and wear face coverings at all times while inside of the community, and
  - g. comply with instructions provided by association representatives.<sup>2</sup>
2. The association may consider designating a representative to stand at entry points, vetting entrants for symptoms prior to admission.
  - a. The association should attempt to meter entrants and facilitate the staggering of participants between properties so that large congregations do not occur at individual properties.<sup>2</sup>
3. Any advertising materials should include the same advisory guidance as the signs posted at the community entrance(s) in addition to any procedural rules imposed on participants prior to admission, providing a reasonable opportunity for all to prepare.

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<sup>1</sup> CDC suggests social distancing, sanitizing shared equipment, and using cashless payment options whenever possible (<https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/personal-social-activities.html>).

<sup>2</sup> Health Response's Roadmap to Recovery, Retail & Consumer Services guidance ([https://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency\\_Orders/2020/Rev5.15.20PhaseOneReopening-Industry-specific-Guidance-Documents.pdf](https://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/Rev5.15.20PhaseOneReopening-Industry-specific-Guidance-Documents.pdf)).

4. Owners/residents are encouraged to sanitize all tables and high touch surfaces frequently throughout the community garage/yard sale.<sup>1</sup>
5. Owners/residents are encouraged to keep their sale items staged outdoors only and should avoid staging sale items inside of their homes and garages whenever possible.<sup>3</sup>
6. All seating should be arranged to ensure a minimum of six (6) feet of separation between individuals who do not reside in the same household is maintained at all times.<sup>1</sup>



From CDC Website (<https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/deciding-to-go-out.html>)

Thank you,

Charvez Fogel

Ombudsman for Common-Interest Communities and Condominium Hotels

<sup>3</sup> CDC has reported outdoor spaces are safer than indoor spaces where it is more difficult to keep people apart and there is less ventilation (<https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/deciding-to-go-out.html>).