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Legal Recomendations

Reducing risk and minimizing exposure is always a prior
pandemic, addressing potential legal issues is as importa
closely with legal counsel, insurance providers and other

Make sure you thoroughly understand any and all orders
regulations that impact your building and your tenants,
on your tenant mix. Note that some of the various regula
conflict on the city, county, state and national levels. You
understand your rights and obligations. You should also
of any specific rights and obligations that may apply to y
tenants, depending on their business.

Itemize all tasks and processes that were either delayed,
eliminated, or reduced while you and your staff were eng
shelter-in place. You need to understand what items and
need to be restarted or revised now that the world is cha
rapidly. This includes physical processes, such as mainte
repair to your buildings, as well as internal processes, suc

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Property Managment T

The property-management team is the link between the l
both groups, as well as a strong plan, are the keys to succe

Prioritizing issues will be key. Property managers and ow
be extremely busy upon reentry, and prioritizing which is
to be addressed first is key.

Continue management/engineering staggered staffing sc

Discuss with the landlord what type of communication, a
you will communicate, with tenants prior to re-entry.

Ensure building staff, management, engineering, security
janitorial all have proper PPE.

Have a confirmed COVID-19 case preparedness plan and
plan. Your plan should take into consideration advice fro
professional advisors. Note that there is no one-size-fits-a
so your plan may vary slightly from building to building.
need to make plans for a subsequent breakout of COVID-
this year. Hopefully, this will not happen, but you should
planning for how to handle a second extended shelter-in
scenario.

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Also available as part of the eCourse
2020 Bernard O. Dow Leasing Institute eConference

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"Legal Issues Related to COVID-19 Entry and Creating a Clean and Safe Work Environment"