

# Community Associations & COVID-19

## FAQ



### **CENTERS FOR DISEASE CONTROL and PREVENTION FREQUENTLY ASKED QUESTIONS**

#### **Does the Centers for Disease Control and Prevention (CDC) have specific guidelines for community associations?**

Yes, the CDC published specific guidelines for shared living buildings, apartments, and condominiums, which apply to community associations. These guidelines address how to keep common areas, such as elevators and laundry rooms, clean.

#### **What are the specific CDC guidelines related to pets and COVID-19?**

The CDC recommends treating pets, as you would a human. It is important to avoid contact with a pet if you are diagnosed with COVID-19, and have another member of your household care for the pet. It is still unclear if pets can carry COVID-19.

#### **What are the specific CDC guidelines related to public pools and hot tubs?**

It is important to keep high touch areas within a public pool cleaned throughout the day. These areas include gates and handrails. Do not assign these cleaning tasks to a lifeguard, because they have other duties. Additional staff should be considered on site. Public pools also should consider removing chairs and tables, and ask residents to bring their own so the association is not responsible for cleaning pool furniture.

#### **Is the community association board and/or manager responsible for enforcing CDC guidelines like social distancing and masks in common areas?**

Associations should communicate CDC guidelines via email and signage throughout its common areas. It is important to review your communities on a case by case basis and the risk of contracting the disease in each individual association's common areas. When deciding to reopen certain amenities, it is important to consider the costs involved if extra staff needs to be hired and if the cost is worth the risk of reopening the amenity.

#### **What about enforcing masks and social distancing in common areas in a condominium—elevators and stairwells?**

Guests are asked to wear masks in certain associations. Some associations passed resolutions encouraging residents to follow CDC guidelines on masks and social distancing throughout the association's common areas. Many communities have left these guidelines as discretionary, and placed signage throughout the common areas.

**How do the Fair Housing Act and CDC guidelines interact? What is an example of a fair housing issue a community may face and how would it be handled?**

The Fair Housing Act is designed to prevent discrimination in the housing industry. One focus of the law revolves around reasonable accommodations. During the COVID-19 pandemic, new considerations need to be considered when providing a resident with a reasonable accommodation to follow CDC guidelines. It is recommended that an association provides a reasonable accommodation plan before they receive any requests.

**The CDC has strict disinfecting and sanitizing guidelines for common areas. What is the association's responsibilities and how can they be executed?**

Many associations are relying on third parties for guidance, such as cleaning companies, when it comes to new disinfecting and sanitizing guidelines to clean their common areas. Many associations are getting creative by using new vendors to find sanitation products for their communities.

**Should an association ask residents to sign a waiver when they open amenities? If so, what specifically should be included in the waiver?**

If an association board and community manager decide to have their residents sign waivers to use certain community amenities, the waiver should include:

- On certain terms, the resident/signor states they understand the risk assumed when using the specifically named amenity;
- Acknowledging the association cannot guarantee that the amenity is a COVID-19 free area;
- Resident is choosing to use the amenity at their own risk;
- Resident acknowledging if they do contract COVID-19, they will not sue the association and is assuming the risk;
- Signature by the user of the amenity;
- Language may also be included to agree to abide by all social distancing requirements and wearing a mask.

**RESOURCES**

Now is a good time to remind community association residents, board leaders, and community managers of their [Rights & Responsibilities for Better Communities](#) and the [Community Association Civility Pledge](#).

To view the latest COVID-19 resources and guidance from CAI, visit [www.caionline.org/coronavirus](http://www.caionline.org/coronavirus).

Centers for Disease Control and Prevention <https://www.cdc.gov/coronavirus/2019-ncov/php/water.html>.

**Industry Experts on Center for Disease Control Guidelines**

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