

COVID-19 Guidance for Building or Property Managers and Management Companies in Multi-unit and High-rise Housing

Background

This guidance is intended for property or building managers and management companies of multi-unit and high-rise housing. Because of the pandemic, property or building managers and management companies should assume that anyone in a building could be sick and follow the guidelines below.

General information

Building or property managers and management companies should review CDC guidance on:

- Maintaining safe operations.
- Communicating with staff and residents to protect themselves and others.
- Considerations for common spaces and specific communal rooms.
- What to do if a resident has COVID-19.
- Accepting new residents at facilities that offer support services.

In general, building or property managers and management companies should make sure buildings are safe and clean for building residents and staff, in line with CDC and MDH guidelines and information:

- Give residents, staff, and visitors information about COVID-19, face covering requirements for indoor spaces, when and where to access testing, ways to keep the virus from spreading, and how to find community resources if needed.
- Plan for staff shortages by cross-training staff and developing rules for staff who are sick or returning after an illness.

[CDC: COVID-19 Guidance for Shared or Congregate Housing \(www.cdc.gov/coronavirus/2019-ncov/community/shared-congregate-house/guidance-shared-congregate-housing.html\)](https://www.cdc.gov/coronavirus/2019-ncov/community/shared-congregate-house/guidance-shared-congregate-housing.html)

[Materials and Resources for COVID-19 Response \(www.health.state.mn.us/diseases/coronavirus/materials/index.html\)](https://www.health.state.mn.us/diseases/coronavirus/materials/index.html)

Building and property managers and management companies are *not required* to:

- Refer residents for testing.
- Give other residents specific information about outbreaks.
- Report cases or outbreaks to MDH.
- Contact family members of residents who test positive.

Building or property managers and management companies *may not*:

- Make someone move out of the place where they live because they tested positive, unless their actions put the safety of others in danger.
- Refuse to let a resident who was in the hospital return home.
- Make known any personal information about a resident's COVID-19 status without that person's permission.

Residents are *not required* to:

- Tell building managers if they are sick. MDH will contact people who test positive to manage further spread of the virus.

Residents and building managers and staff *are required* to:

- Follow requirements to use face coverings in all indoor spaces, as directed in the Executive Order 20-81, issued by the governor July 25, 2020.

Face covering requirements and recommendations under Executive Order 20-81

The governor's July 25, 2020, Executive Order 20-81 says that people in Minnesota must wear a face covering in all indoor businesses and public indoor spaces, unless alone. Additionally, workers must wear a face covering when working outdoors if they cannot maintain a social distance of 6 feet from others. Research shows that wearing face coverings can greatly lower the risk of infection when combined with social distancing, hand hygiene, and other prevention efforts.

People are not required to wear a face covering in their private living unit. However, face coverings must be worn in all common areas of a multi-unit residential building. Landlords,

property managers, and homeowner associations must have a clear way for people to ask for a reasonable accommodation, so that they may use common areas if they cannot wear face coverings due to a medical or mental health condition or disability.

[Face Covering Requirements and Recommendations under Executive Order 20-81](http://www.health.state.mn.us/diseases/coronavirus/facecover.html)

[\(www.health.state.mn.us/diseases/coronavirus/facecover.html\)](http://www.health.state.mn.us/diseases/coronavirus/facecover.html)

[Frequently Asked Questions About the Requirement to Wear Face Coverings](http://www.health.state.mn.us/diseases/coronavirus/facecoverfaq.html)

[\(www.health.state.mn.us/diseases/coronavirus/facecoverfaq.html\)](http://www.health.state.mn.us/diseases/coronavirus/facecoverfaq.html)

COVID-19 testing protocols

In general, MDH is not recommending that people who do not have symptoms be tested for COVID-19 unless there are other circumstances suggesting a need for testing. For example, MDH or a local public health agency may recommend testing:

- For people who are told by public health workers that they were in close contact with someone known to have COVID-19 or who are connected to a setting where an outbreak is occurring.
- Before certain medical procedures.

[Minnesota COVID-19 Response: Find Testing Locations \(mn.gov/covid19/for-minnesotans/if-sick/testing-locations/\)](http://mn.gov/covid19/for-minnesotans/if-sick/testing-locations/) has information about when and where to get tested and how to get help. Help is also available through the MDH public hotline at 651-201-3290 or 1-800-657-3903.

[Evaluating and Testing: COVID-19](http://www.health.state.mn.us/diseases/coronavirus/hcp/eval.html)

[\(www.health.state.mn.us/diseases/coronavirus/hcp/eval.html\)](http://www.health.state.mn.us/diseases/coronavirus/hcp/eval.html)

Resources

- [Updated Guidance for MDH-Licensed Providers of Residential Settings with At-Risk Residents | COVID 19](http://www.health.state.mn.us/facilities/regulation/homecare/docs/covid031620.pdf)
[\(www.health.state.mn.us/facilities/regulation/homecare/docs/covid031620.pdf\)](http://www.health.state.mn.us/facilities/regulation/homecare/docs/covid031620.pdf)
- [Interim Guidance for the Prevention of COVID-19 in DHS-Licensed Residential and Non-Residential Settings with At-Risk Persons](http://www.health.state.mn.us/diseases/coronavirus/guidedhs.pdf)
[\(www.health.state.mn.us/diseases/coronavirus/guidedhs.pdf\)](http://www.health.state.mn.us/diseases/coronavirus/guidedhs.pdf)
- [Community Settings: COVID-19](http://www.health.state.mn.us/diseases/coronavirus/communities.html)
[\(www.health.state.mn.us/diseases/coronavirus/communities.html\)](http://www.health.state.mn.us/diseases/coronavirus/communities.html)
Congregate Living and Care Facilities: Homeless Service Providers, Adult Day Centers, Retirement Communities, Jails and Correctional Settings, Housing and Licensed Residential and Non-Residential Settings

- [Institutes of Higher Education \(IHE\): COVID-19](http://www.health.state.mn.us/diseases/coronavirus/schools/ihe.html)
(www.health.state.mn.us/diseases/coronavirus/schools/ihe.html)



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