

# COVID-19 Guidance for Multi-Family Building Residents

05.19.2020



Calvin Ball  
Howard County Executive

It's important that we are ensuring the safety and well-being for every resident in our community. We understand there are many residents who live in multi-family residences. Our guidance for those families to ensure they are taking extra precautions is as follows:

## KEEPING YOU AND YOUR NEIGHBORS SAFE



**Check on neighbors by phone:** Periodically call neighbors to check in on how they are doing. Maintain physical distance but stay in touch with friends and family. Landlords should post state issued COVID-19 guidelines and posters in prominent spaces.



**Cleaning Common Areas:** Landlords are responsible for cleaning and disinfecting **ALL** common areas. If residents are concerned that common areas are not being cleaned, call the Howard County Health Department Coronavirus Information line at (410) 313-6482. Please note, cleaning is **NOT** a substitute for physical distancing and wearing face coverings.



**Community Rooms:** Residents should limit their time in common areas, such as game rooms and lounges. Rooms that hold less than five people, like business offices, computer rooms, fitness rooms, etc. can remain open and should only be used for essential reasons. Residents should still follow state and local guidance regarding spacing and sanitizing.



**Deliveries:** Residents should avoid contact with delivery personnel by requesting items to be left at the door, if this is not yet an apartment policy. Wipe down all deliveries and wash hands with soap and water after handling them.



**Elevators:** Residents should ride only with individuals from the same household, if possible. Taking stairs are preferred. If sharing an elevator, maintain as much physical distance as possible. Wear gloves or use a tissue or cloth when touching buttons and other high touch surfaces such as public door knobs, light switches, or stair rails.



**Laundry Rooms:** When using laundry rooms, residents should maintain physical distance and wipe down machines before and after use.



**Mailrooms:** When picking up mail, residents should maintain physical distance and use disposable gloves and wash hands immediately after. Additionally, wipe down mail items with gloves and/or wash hands before and after.



**Moving:** If moving is necessary, please take the essential precautions to minimize contact. There are **NO** prohibitions on moving residences right now.



**Trash Rooms:** Residents should continue to maintain physical distance and wear gloves if possible when dropping trash off.



**Vents:** There is **NO** evidence that the virus is transmitted via a properly functioning heating and cooling ventilation system.

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## KNOW YOUR RIGHTS AND RESOURCES



**Code Enforcement:** Howard County Planning and Zoning Code Enforcement can be reached at (410) 313-2350 and will respond by phone to all questions or complaints pertaining to Zoning regulations. Howard County Health Code enforcement can be reached at (410) 313-6300. Current enforcement is limited to critical health and safety complaints.



**Eviction Moratorium:** Landlords cannot evict residents or force them to leave their unit for any reason during the Maryland Courts suspension of eviction orders. The Courts have suspended eviction orders until further notice. If you are wrongfully evicted, call the Howard County Sheriff's Office at (410) 313-2150.



**Maintenance Entry into Units:** All existing tenants' rights rules continue to apply, including a required notice of 24 hours to request access and, resident rights to refuse access. Emergency access to fix urgent safety situations need to be accommodated by residents. For requests or assistance, call the Howard County Sheriff's Office at (410) 313-2150.



**Outdoor Spaces:** Residents should limit their time in community outdoor spaces like pools, pool decks, grilling areas. If residents visit these spaces, please follow state and local guidance on physical distancing, wearing face coverings, and practicing safe sanitization.

## SHARE TESTING INFORMATION



**Testing:** Testing is only available when prescribed by a medical provider due to limited supplies. If residents **DO NOT** have a medical care provider, contact the Howard County Health Department at (410) 313-6482. Call 911 in cases of emergency.



**Privacy:** If someone in the building is sick, residents will not be informed due to health privacy laws. If residents are sick, they are **NOT** required to inform their landlord or other residents. Under the Health Insurance Portability and Accountability Act (HIPAA) and Maryland confidentiality laws, residents are **NOT** obligated to disclose protected health information such as test results, isolation, monitoring, or quarantine status.

## STAYING SAFE:



**Slow the Spread:** It's important that every person does what they can to slow the spread of COVID-19 wherever possible. All residents are encouraged to maintain a six-foot physical distance from anyone who is not a member of their household, wear face coverings when in public areas, and wash hands frequently with soap and water.

If you are ill or suspected to have COVID-19, please contact your primary care provider right away. If possible, isolate the infected individual and assist in finding any alternate living arrangements. For more information, contact the Howard County Health Department Coronavirus Information line at (410) 313-6284.