



Dear Members:

We understand that many NB REALTORS® have clients who wish to **move to New Brunswick** but may not be familiar with all the requirements or challenges they may encounter moving during this pandemic. **Border restrictions** are different from province to province, so it is important that persons wishing to move to New Brunswick become familiar with the [New Brunswick requirements \(click this link\)](#). REALTORS® can help by educating their non-NB resident clients.

1. Provincial Requirements for moving to New Brunswick

In early September NBREA received confirmation from the Province of New Brunswick that non-NB residents (from outside the Atlantic bubble) may enter New Brunswick for purpose of attending showings or inspections of a property or for purpose of moving to New Brunswick **PROVIDED they first self-isolate in one location for fourteen (14) days.** This [letter \(click this link\)](#) outlines the documentation that each individual traveling to New Brunswick requires in order to enter New Brunswick for this purpose. We recommend that you provide this letter to your clients which they may use, along with their other required documentation when obtaining approval to cross the border to enter New Brunswick.

The current provincial Mandatory order requires all individuals intending to enter New Brunswick to pre-register their travel with the New Brunswick Travel Registration Program and receive approval **BEFORE** entering. Residents of the other Atlantic bubble provinces, commercial drivers delivering goods, and persons exempted by the Chief Medical Officer of Health (or her designate) are exempted from this pre-registration requirement. To access the [New Brunswick Travel Registration Program](#), please click on this link.

2. Other Planning Considerations when moving to New Brunswick

Some clients who have successfully entered New Brunswick have subsequently had challenges they did not anticipate encountering. In addition to the documentation required ([click this link for letter outlining requirements](#)), some other items to consider as part of your client's planning process may include:

- **Complete the closing prior to physically moving to NB.** When moving to NB from outside the Atlantic bubble, many clients intend to complete their self-isolation in their newly-acquired property; however, some clients have crossed the border on their planned closing date only to discover that their closing is delayed and they have no place to self-isolate. For this reason, clients should consider completing their closing **PRIOR** to formally crossing the border if they intend to complete their self-isolation in their new property.





- **Signing of documents.** It may be difficult for a buyer to sign final closing documents while in self-isolation since the signing of these documents often require a witness and one likely cannot complete this task for others who are in self-isolation. This challenge supports the suggestion to complete the property closing prior to physically moving to New Brunswick.
- **Pre-closing inspection.** It is unlikely that a buyer moving to New Brunswick can physically attend their pre-closing inspection unless they have already completed their fourteen (14) day self-isolation in New Brunswick. For this reason, other options should be considered such as the REALTOR® completing a virtual pre-closing inspection or having an Inspector, a New Brunswick family member, or friend complete the pre-closing inspection on the buyer's behalf. Alternatively, the buyer can complete their fourteen (14) day self-isolation prior to their closing inspection date at another location (e.g. Hotel, Airbnb, rental property or home of another family member).
- **Scheduling typical move-in activities.** If the buyer does choose to ultimately complete their self-isolation in their newly acquired property, they may be required to conduct additional planning such as, scheduling movers or hooking up power or internet service either before they arrive or after they have completed their self-isolation.
- **Supplies for self-isolation.** Buyers should keep in mind, that once they cross the border in New Brunswick, they are to immediately go to their place designated for self-isolation. They should not be going to a grocery store or pharmacy for supplies until they have completed their fourteen (14) day self-isolation in a single location. Because of this, they should carefully plan to ensure they have an adequate supply of groceries and supplies either on hand or arranged to arrive by delivery.

As you can see there are many additional items to consider during this COVID-19 pandemic when moving to New Brunswick. Preparing your clients for these potential challenges will be helpful and will go a long way to making our newest New Brunswick residents have an overall positive experience moving to this beautiful province.

We remind all REALTORS® to follow all public health guidelines including:



3 November, 2020



- Wash your hands regularly.
- Maintain physical distancing (2 meters or 6 feet apart).
- Wear non-medical masks.
- Complete COVID-19 screening.
- Regularly clean and disinfect high touch areas.
- Consistently carrying out all the actions outlined in your up-to-date operational plan and keep a copy with you at all times (electronic or hard copy).
- Stay home if you are sick. If you have COVID-19 symptoms, please use the self-assessment tool available on-line to determine if you should be tested for COVID-19. [Self-Assessment Tool](#).
- **Download the Covid Alert App [Covid Alert App](#).**

Thank you

