REAL ESTATE

CLIENT ALERT

MARCH/2020

PANDEMIC - CORONAVIRUS DISEASE (COVID-19) - OPERATION OF EXTRAJUDICIAL SERVICES – NOTARY AND REGISTRY OFFICE

By means of Recommendation No. 25, of March 17th, 2020, the Megistrate in Charge of National Administrative Affairs (*Corregedor Nacional de Justiça - CNJ*) recommended the Courts of Justice's Internal Affairs of all Federal States and the Federal District to adopt preventive measures to mitigate the risks of contamination of the new coronavirus disease (COVID-19), by the delegates and/or person in charge as well as all users of the Brazilian Extrajudicial service.

This recommendation authorized the States and Federal District Internal Affairs Departments to issue temporary administrative rules considering the evolution of the pandemic outbreak in each respective area controlled by such local Internal Affairs Offices. In order to issue these rules, the States and Federal District Internal Affairs Offices must take into account the following guidelines:

i. suspend or reduce working hours and public attendance, in accordance with the guidelines of local and National Public Health Authorities;
ii. authorize the remote work of service employees, as long as they are compatible with the extrajudicial service provision practice;
iii. designation of on-call regime in case of full suspension of extrajudicial activities in order to attend to urgent requests such as birth and death certificates, respecting the conditions established by the health authorities concerning contact with the public; and
iv. suspension of all deadlines for the practice of notary and registration acts, given that the suspension must be justified and recorded within the respective entry and book.

Rio de Janeiro Internal Affairs Department Office (*Corregedoria do Estado do Rio de Janeiro*): Enacted the Adjunct Provision of the Magistrate's Internal Affair Office (*CGJ*) No. 20/2020, which authorizes the extra judicial services to reduce the public attending hours, maintaining at least four (4) hours daily between

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For further information, please send a message to **news@veirano.com.br**

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10:00 a.m. and 4:00 p.m. The new public attending hours must displayed in a place of great visibility to the public, dispensing the regular 30-days previous notice to determine the change of the working hours established in art. 14, § 5, of the Internal Affairs Department of Justice's Normative Consolidation - Extrajudicial Part. The Natural Persons' Civil Registries Offices must maintain their regular weekend shifts as per art. 14, § 8, of the Internal Affairs Department of Justice's Normative Consolidation - Extrajudicial Part. These recommendations began to take effect on March 18th, 2020 and shall end, until further notice, on March 31st, 2020.

São Paulo Internal Affairs Department Office: Enacted Provision No. 07/2020 of the Internal Affairs Office and Bulletin No. 235/2020 of the Internal Affairs Office, authorizing the suspension of all Extrajudicial Notary and Registration Offices' operations in the State of São Paulo, establishing, however, daily shifts for a period of not less than two (2) uninterrupted hours for the issuance of, birth, death and marriage certificates and records, notarization of signature, notations and entries with the Real Estate Registry Offices, Registry of Deeds and Documents, Legal Entities Registry Offices and Notary Office for Protested Notes, as well as records of properties' *in rem* guarantee contracts to establish the release of loans granted by credit institutions, among others. The term of validity of such notation's protocols, qualifications and practices of all Notary and Registration acts will be counted in double. The extension of the terms, however, does not apply to the registration of contracts covering *in rem* guarantees bounded to movable and immovable properties, amongst other cases. Public attending hours, the highest demand hours with a larger concentration of people, precautions for prevention and the risks of contagion by the new coronavirus disease (COVID-19) must be published in an easily accessible place in the service, as well as electronically, if available.

We remain at your disposal if you have questions or need any additional information.