REAL ESTATE

CLIENT ALERT

MARCH/2020

UPDATE - OPERATION OF EXTRAJUDICIAL SERVICES - CORONAVIRUS/PANDEMIC

The Judicial Department's Internal Affairs of the States and of the Federal District continue to enact regulatory acts in order to establish preventive measures to reduce the risks of contamination from the new coronavirus disease (COVID-19).

We elaborated the table below in order the most relevant issues concerning how the extrajudicial services are currently being provided by within the States in which Veirano has offices, indicating opening hours, viable activities, deadlines, amongst others.

	Activities	Deadlines	Validity	Provision
São Paulo	There is authorization to suspend the services, with *in person* on-duty services for a period of not less than 2 hours or remote on-duty service for a period of not less than 4 hours.	Will not be counted during the suspension period,and should be subject to appropriate notations.	The provision is valid for 30 days counted from the enactment date.	Internal Affairs Provision No. 08/2020, from March 22nd, 2020

PRACTICE AREA
Real Estate

COORDINATION
Rodrigo de Castro

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

This document was prepared exclusively for informational purposes and does not constitute legal advice or an invitation to an attorney-client relationship. If you have any questions, our lawyers are available for clarification.

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	Activities	Deadlines	Validity	Provision
Rio de Janeiro	There is authorization for suspension of services, with on-duty services to ensure urgent measures from users and from the Judicial Department's Internal Affairs, with working hours from, at least, 9 a.m. to 12 p.m. The on-duty service shall be available through alternative means (i.e.: telephone, e-mail, instant messages, etc.).	The protocols' deadlines are suspended, qualification and practice of notary and registration acts were also suspended. The motive for each suspension must be duly recorded within the respective books and entry. However, the deadline suspensions do not apply to the following: I. birth and death registration; II. transfer of fees in benefit of the creditors established within State Law n° 3,350; III. communication of the summarized acts to the Judicial Department's Internal Affairs and the collection of fees due to the Special Expense Fund of the Court of Justice of the State of Rio de Janeiro.	This act shall be valid from its enactment date (March 20, 2020) through April 30th, 2020, and may be revised, accordingly to the evolution of the current extraordinary scenario by a following act from the Judicial Department's Internal Affairs.	Internal Affairs Provision No. 22/2020
Brasília	Service to the public shall be suspended from March 20th, 2020 to April 30th, 2020. However, within this period, the extrajudicial service offices must provide one employee, on rotating shifts, to render telephone contacts by users in order to clarify doubts, including in regards to the use of the *online* platforms made available to them.	All deadlines for the practice of notary and registration acts were suspended. The reason for each suspension must be justified and recorded within the respective books and entry. For Real Estate Registry Offices, after the protocol entry, except in urgent situations, all following acts are suspended until the revocation of the Decree, preserving, however, the priority of the *in rem* right obtained with the protocol entry.	Until April 30th, 2020.	Internal Affairs Decree No. 45/2020 from March 19th, 2020

	Activities	Deadlines	Validity	Provision
Rio Grande do Sul	Closed during the period from March 20th, 2020 to March 31st, 2020. At least one employee shall be present in order to attend urgent measures and will be able to open and close the Office and to perform the necessary acts.	All deadlines for the practice of notary and registration acts were suspended. The reason for each suspension must be justified and recorded within the respective books and entry.	30 days, which can be extended as the public health situation changes.	Provision No. 09/2020 from March 3rd, 2020 Provision No. 08/2020 from March 18th, 2020 (the provision therein shall be applied when there is no conflict within Provision No. 09)

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