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Episode 1: Remote Notarization

Call from the Agent: My clients (husband/wife) live in New York and are both quarantined at home after being diagnosed with the coronavirus – they can't leave home to have their closing documents notarized. Can anything be done?

The Response: Yes, even though New York doesn't normally permit "remote notarizations" (meaning notarization by 2-way audio-video conferencing where the signor is in one location and the notary is in another location), the governors of several states have issued emergency orders allowing remote notarization so long as the state's "declaration of emergency" is in effect. Luckily, New York is allowing remote notarization during the pandemic! Similar "emergency orders" allowing remote notarization have been issued in Colorado, Connecticut, Illinois, New Hampshire, Pennsylvania, Wisconsin and Wyoming. Twenty-three (23) other states allow it regardless of the pandemic. South Carolina does not allow remote notarizations as of this writing, but draft legislation has been proposed.