



# ONE-MINUTE Insurance Manager

VACANCY

## A vacant or unoccupied building can mean you have no insurance coverage!

Does your organization have any buildings that are currently vacant or unoccupied at any of your locations for more than sixty (60) days?

If you do, your insurance policy will exclude or restrict coverage for certain perils unless you apply for a "Vacancy Permit" and take precautions to mitigate any potential claims due to this material change of risk situation.

We urge you to contact us immediately when you know any of your buildings may become, or has already become, vacant or unoccupied. Remember that if the operations in a building are "shut down" for any reason, this will likely be considered a vacancy and could cause your claim being denied for coverage. By discussing your situation with us directly we can advise you of the availability of continued coverage.

There will be safeguards that your insurer will require in order to provide coverage including maintaining heating (i.e. minimum 18°C/65°F) from October 1st to April 30th and checking the building by a qualified person every seventy-two (72) hours, or less. In some cases your insurer may require additional security in the form of alarms, security guards and the like. You also need to be aware that the "Vacancy Permit Rider" that your insurer offers may only give limited coverage and still exclude certain risks. By calling us directly we can go over your best options and provide you with the advice you may need!

## Did you know?

- *Vacant buildings present a much higher risk to you and your insurer and are considered a material change of risk. Some of the largest fires, incidents of vandalism, and water damage occur in vacant and unoccupied buildings;*
- *To avoid plumbing pipes from freezing and bursting during the winter months and cold snaps, keep your thermostat set at a minimum of 18°C/65°F; or turn off water supply and drain the system in a vacant building.*

### RISK ASSESSMENT

As part of our service we will work with you to identify, reduce, eliminate and transfer your property and liability risks, and help protect the safety of your employees, volunteers, members, guests and participants.

### VALUATION

Building insurance is not something to leave to chance. As one of the many Protection Plus Membership benefits as a Robertson Hall Insurance client organization, if you complete a Statement Values / Building Update form, you're eligible for a "no-cost" building valuation through a third party professional appraiser specializing in churches, camps, schools and other charitable properties. Call us today for more details!

***Don't let a vacant building cost you thousands in an uninsurable claim!***