



Coverage Insights

Vacant Property Insurance

Owning a vacant building can pose serious liabilities for property owners, if they are not careful. This is due to the fact that vacant buildings have a greater chance of falling victim to vandalism, undetected repairs, fire, etc. If you own vacant property, it is strongly recommended that you purchase Vacant Property Insurance, also known as Vacant Building Insurance or Vacant Dwelling Insurance to protect against risks.

Risks

Vacant properties present the following risks to their owners:

- Fire
- Lightning damage
- Explosion
- Windstorm or hail damage
- Smoke
- Riot or civil commotion damage
- Sprinkler leakage
- Sinkhole collapse
- Vandalism (no one is present to deter vandals)
- Malicious mischief on the property and general property destruction
- Presence of squatters on the property causing damage without owner knowledge

Insurance Solutions

Vacant Property Insurance can provide protection in the event that your building goes unoccupied for as little as four days (under certain policies). It may also be required if the previous owner dies and the property goes to an estate sale. If the property is in the process of being sold or if it is under construction and is uninhabitable, then this insurance coverage may also be a viable option. Vacant Property Insurance also protects against liabilities in the event that someone gets injured on your property and sues for damages.

In addition to purchasing coverage, it is wise to do the following to a vacant building:

- Regularly inspect the building for damage or threats of damage.
- Seal off windows and letterboxes.
- Install alarm systems that are triggered by intruders, fires or floods.

Cost

A typical Vacant Property Insurance policy is one and a half to three times the cost of a Property Insurance policy due to the increased risks of owning an uninhabited building.

If your occupied property becomes vacant, it is pertinent that you notify Poms & Associates Insurance Brokers so we are apprised of your increased risks. If you do not give us adequate notice and you suffer a loss, coverage may be denied.

We understand that unfavorable incidents can occur. Vacant Property Insurance can provide necessary protection to thwart against risks. Contact us today for more details.

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