

REAL ESTATE

Who Pays After the Storm? Your Condo Insurance Guide

When a hurricane hits your Florida condo, you want clear answers fast. Who covers the damage to your floors? What about the roof or the lobby? Two policies share that job, and knowing where one ends and the other begins can help save you stress, money, and surprises. Here's a brief overview of how the insurance works.

Your Two Layers of Protection

Think of your coverage as two layers working together.

Your HO-6 policy is the personal coverage you buy and control as a unit owner.



The master property policy is what your association carries to protect the building and shared spaces.

Florida Statute 718.111 draws the line between the two, and that law sets the rules for insurance responsibilities.



What the Master Policy Covers

Under Florida Statute 718.111, your association must insure the parts of the property that everyone shares. That master property and windstorm policy generally cover:

- The building structure, including the roof and exterior walls
- Common elements, such as hallways, the lobby, and shared amenities
- Main building systems like the elements of electrical, plumbing, HVAC, and elevators that serve multiple units (if there's a pipe break affecting only your unit, that typically falls under your personal insurance)

You'll often hear that the master policy covers your unit "up to the drywall." That phrase is a handy shorthand, and your agent can help explain what that means for your particular unit.

What Falls to Your HO-6 Policy

Florida Statute 718.111 also spells out what the HO-6 policy needs to cover. Under the statute, you are responsible for insuring:

- Floor, wall, and ceiling coverings
- Electrical fixtures and appliances
- Water heaters and water filters
- Built-in cabinets and countertops
- Window treatments, curtains, and their hardware
- Components and replacements of all the above
- Any improvements or additions you make to your unit

You need to insure your own belongings, as well. Before the wind picks up, read your declarations page. It summarizes your limits and deductibles, so you know what to expect if a storm hits.

Statute Governs Condo Documents

When it comes to insurance, Florida Statute 718.111 controls. It governs your condo declaration and bylaws on insurance matters, so state law defines what the association must insure and what you are responsible for.

One important caveat: insurance responsibility and maintenance responsibility are not the same thing. Your condo documents still spell out who maintains and repairs different parts of the property. Understanding the difference helps you avoid surprises after a loss.

Know Your Hurricane Deductible

Your hurricane deductible is the amount you pay before coverage kicks in. It's usually a percentage, not a flat dollar figure. On a \$100,000 dwelling value, a 3% hurricane deductible means you cover the first \$3,000 yourself.

3% hurricane deductible	\$100,000
=	dwelling value
\$3,000 out of pocket	



“All Other Perils” (Not Hurricane-Related)

Your policy also lists an “all other perils” (AOP) deductible for non-hurricane losses. Say a burst pipe causes \$15,000 in water damage and your AOP deductible is \$2,500. You’d pay that first \$2,500, and then your insurance kicks in.

Many HO-6 policies “sublimit” water damage claims, because they are so common. This is a cap on your coverage. Typically, policies limit payments to \$10,000 or \$15,000 for this type of loss.

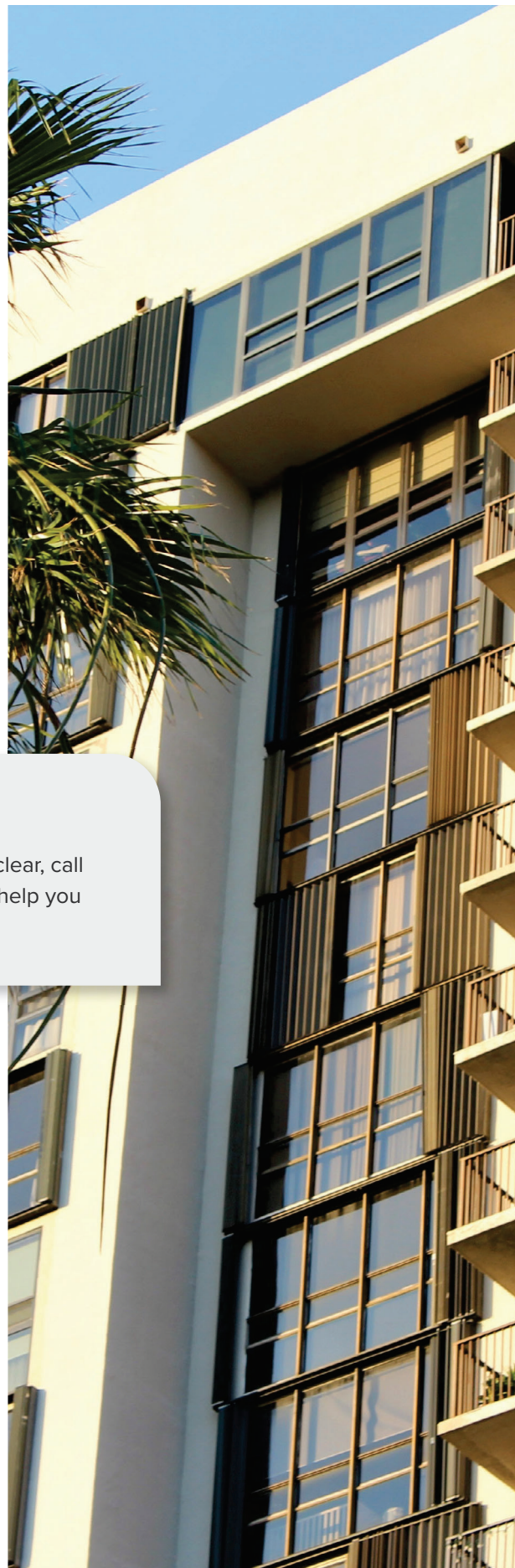
Flood Is Never Part of an HO-6 Policy

In insurance terms, a flood is rising water from outside the building. For example, if a storm surge occurs, all items connected to the building are the responsibility of the association’s master flood policy. If you turned your unit upside down, everything that fell out would not be covered under your HO-6 policy.

This detail catches owners off guard every season. To protect yourself against rising water, you need a separate flood policy. Ask your agent whether you have one and whether it fits your risk.

Your Next Step

Review your HO-6 declarations page today. If anything looks unclear, call your personal insurance agent and ask. A few minutes now can help you feel more confident when a storm tests your coverage later.





Ready to find your solutions? Let's chat.

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