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Metropolitan Builders & Contractors
Association of New Jersey

Tis' the season of properties being vacant. As the weather changes, buyers will go into hibernation or projects will be put on hold which will cause the property to be vacant. Most insurance policies have provisions which determine when the "vacancy" is triggered. There is usually "day" parameter that is used. I have seen parameters of 30 days, 60 days and 90 days.

I often hear "well, I go the site every 2 days to check on it". Regardless of the frequency, the insurance companies still consider the premises vacant. If one is not at the premises, occupying it, the insurance companies consider it vacant.

To eliminate this gap, you can endorse your policy to allow for the vacancy to occur. Keep in mind, this endorsement is not cheap, however the cost is much less than if there were a loss/claim and coverage was denied because the insurance company determined the property was vacant.

I encourage all to review the insurance policies you have in place for the construction projects you have, or properties that are completed but, on the market, to be sold.

I welcome your questions. Feel free to call my office 908-526-4600 x207, cell 973-224-0395, email Karen@insuranceagent.com.

For more educational bits of information – tune into my Podcast called Risk Intelligence, which is available on iTunes, Spotify, Google and AnchorFM. For those that prefer videos, there is a YouTube Channel (search Karen Adamsbaum).

Karen Adamsbaum, CIC The John Morgan McLachlan Agency, Inc.

