



# National Real Estate Insurance Group

## PREMISES LIABILITY - WHAT IT DOES AND DOES NOT COVER

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Premises liability is the legal principle that property owners have some level of accountability for accidents and injuries on their property, or premises. Premises liability impacts businesses that own business property and that are legally responsible for the safety of invited guests to that property.

***\*\*Think slip and falls, personal injuries that occur at the insured premises, where the property owner/investor is determined to be the negligent party\*\****

## HOW TO KNOW YOU NEED COVERAGE BEYOND PREMISES LIABILITY

### Commercial General Liability is needed when:

- You have **Products & Completed Operations** exposure. If you are renovating your own house yourself to sell, this coverage is needed. This extends to post-sale lawsuits surrounding faulty workmanship (not intentional) that was not disclosed at the point of sale.
- You are concerned about lawsuits arising from Slander or Libel lawsuits. This is a **Personal & Advertising Injury** exposure. Some also extend to wrongful eviction exposure (depending on the policy wording).

### Umbrella or Excess Liability is needed when:

- You want or are required by their lender to carry limits of liability in excess of the \$1,000,000 per occurrence and \$2,000,000 aggregate limit our underlying premises liability policies provide.

### Hired / Non-Owned Auto Liability is needed when:

- You or your employees use your personal automobiles to run errands for the business. This coverage would extend if (during one of these errands), you or your employee is the cause of an accident.
- You or your employees rent automobiles for company trips and need insurance to cover them.

### Errors and Omissions (Professional Liability) coverage is needed when:

- You offer or sell professional services (where the performance of these services could cause a loss), or could be sued for: errors in judgement, breaches of duty or negligent or wrongful acts in business conduct (UNINTENTIONAL ACTS).

### Directors & Officers coverage is needed when:

- Directors and officers of your corporation could be held liable from the performance of their professional duties on behalf of the corporation (UNINTENTIONAL ACTS).

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**Property Management Professional (Or Property Management E&O) Liability coverage is needed when:**

- You are acting as a property manager – this protects all types of property management professionals if a tenant alleges that you were professionally negligent or failed to perform duties as promised in your contract.

**Employment Practices Liability (EPLI) coverage is needed when:**

- You have employees and need liability coverage that extends to: wrongful termination, discrimination, sexual harassment and/or failure to promote.

**Wrongful Eviction coverage is needed when:**

- You may need protection against a problem tenant who claims to have been wrongfully evicted.

***\*\*It is important to note, this coverage can be purchased on a stand-alone policy, or wrongful eviction is also covered under the Personal and Advertising Injury limit included on most General Liability policies\*\****

***As is true with every other coverage above, intentional acts (including criminal acts and breach of contract are not covered)***

**General Contractors Liability is needed when:**

- You are licensed and acting as the general contractor on your own or your customer's renovation project.

***\*\*Premises liability coverage does NOT extend to anyone hired to be onsite at the insured premises, that then injures themselves\*\****

**Worker's Compensation coverage is needed when:**

- You have employees and need to provide coverage for medical benefits and wage reimbursement for employees injured during the course of employment. Employees in return, relinquish their rights to sue you for the tort of negligence.

**Cyber Liability coverage is needed when:**

- You are housing private information of your tenants online or collecting rent payments online.
- You need coverage for wrongful acts (an act, error, omission, negligent supervision, misstatement or misleading statement by an insured) in connection with material on an internet site owned by the insured, or related social media.

These are broad guidelines to help gauge your liability needs. If there are any questions on your potential needs, please contact us.

National Real Estate Insurance Group is the nation's leading agency offering coverage options for real estate investors across the country. Our lineup of products includes: REIGuard, LandlordGuard, PMGuard, TurnkeyGuard, and LenderGuard.