

## Commercial Building Owner's Policy

*The Commercial Building Owner's policy affords property and liability coverage for commercial, tenant occupied properties under well-written leases favorable to the owner/ landlord insured. We provide a market for well maintained retail, commercial and industrial properties.*

### Business Property and Rents

#### **Coverage at a described location:**

- Structures, including building glass, signs, fences, lighting standards, paved surfaces.
- The undamaged portion of a damaged structure when demolition is required by the enforcement of any ordinance, law or code which prohibits repair.
- Rents.
- Business personal property owned by the insured and used to maintain or service insured structures, or furnished for use by tenants.
- \$15,000 for **personal property of employees** (\$1,000 per employee).
- \$25,000 for **personal property of tenants** in the insured's care, custody or control and for which the insured is legally liable (\$1,000 per tenant).

#### **Additional coverage at any location:**

- \$25,000 for the insured's covered business personal property and covered business personal property of others (not of employees and tenants) in the care, custody or control of the insured and for which the insured is legally liable.
- \$100,000 for **increased cost of construction**, including loss of rents, which results from the enforcement of any ordinance, law or code regulating repair or construction. (\$2,500 limit applies when repairs required of the insured, even if no damage had occurred.)
- \$100,000 for loss of rents resulting from damage to property not owned by the insured but situated within 500 feet of the insured's covered structure.
- \$250,000 for **debris removal** including expense incurred to demolish the undamaged portion of a damaged building when demolition is required by any ordinance, law or code.
- \$25,000 for **extraction of pollutants** from land or water when resulting from an accident and reported to us within 180 days of the accident.
- \$5,000 for trees, shrubs and plants, not to exceed \$1,000 for any one tree, shrub or plant.
- \$5,000 for fire department service charges.
- \$5,000 for fire protection devices recharging expense.

- \$5,000 for **money**.

#### **Newly acquired structures coverage:**

- \$1,000,000 for newly acquired structures up to 90 days after the date acquired.
- \$200,000 for rents for a newly acquired structure up to 90 days after the date acquired.
- \$1,000,000 for new buildings in course of construction up to 30 days from the commencement of construction work.

#### **Other features**

- Limit for structures is 120% of the estimated replacement cost.
- Limit for rents is 20% of the structure limit.
- No coinsurance clause.
- \$250 deductible – higher deductibles available.
- \$500 minimum premium.
- Loss of rents which continue 180 days beyond the time necessary to complete repairs but not exceeding 24 months from the date of loss or damage.

### Business Liability

#### **Coverage is provided for:**

- Premises Liability.
- Personal Injury and Advertising Injury Liability.
- Premises Medical Payments (\$1,000).

#### **Other features:**

- Non-owned Auto Liability available.
- Hired Auto Liability available.
- Various Occurrence/Annual Aggregate Limits:

<i>Mitsui Sumitomo Insurance Company, Hudson Insurance Company and Riverport Insurance Company:</i>	<i>All other Companies:</i>
\$ 300,000/\$1,000,000	\$ 300,000/\$1,000,000
\$ 500,000/\$1,500,000	\$ 500,000/\$1,500,000
\$1,000,000/\$3,000,000	\$1,000,000/\$3,000,000
\$2,000,000/\$4,000,000	\$2,000,000/\$3,000,000
\$3,000,000/\$4,000,000	\$3,000,000/\$3,000,000
\$4,000,000/\$4,000,000	\$4,000,000/\$4,000,000
\$5,000,000/\$5,000,000	\$5,000,000/\$5,000,000

**This is a summary only. Please refer to policy for complete details.**