BOP Apartment, Residential Condominium Association and Townhouse Coverage Guidelines

Eligible

Building:

- Public Protection Class: 1-10 eligible, 10 is not eligible in CA
- Total Insured Value (TIV): $4 million per building, $10 million per location and $15 million per policy
- Buildings up to 5 stories, including parking levels
- Buildings over 20 years old must have updated roof and building systems
- Asphalt and built-up roofing systems up to 20 years old (25 years if on a 30-year warranty), metal panel roofs up to 40 years and clay tile roofs up to 50 years old
- Solar panels are eligible*
- Risks with 5 or more units require hardwired fire/smoke and carbon monoxide detectors throughout and in each apartment unless written documentation that batteries are changed every 6 months or multiyear batteries are installed.

Operations:

- Years of Experience – owners must have 3 years of recent experience as an owner or general manager in a similar operation of the same size and type

Ineligible

Building:

- Wood burning fireplaces
- More than 15% vacant or unoccupied
- Swimming pools that have diving boards, slides, uncontrolled access or lack any life safety equipment and posted rules of pool usage
- Renovation or rehabilitation, other than maintenance or cosmetic renovation
- Dwellings (structures built as houses, as opposed to apartment or condo buildings)
- Apartments still under construction or completed new construction with less than 50% committed lease agreements.
- Less than 5 units with no commercial tenants

Operations:

- Boarding houses, rooming houses or halfway houses
- Condominium risks if the builder is a board member or owner of any unit that he does not reside in
- Elderly care housing equipped with pull cords, professional care or any care requiring a third party to attend to a tenant for any medical or quality of life need
- Boat docks or piers
- Mold loss in the last 5 years
- Sauna steam-rooms or trampolines
- Leases less than 12 months
- Without controlled access, including having exterior doors locked at all times, exterior dusk to dawn lighting, and emergency evacuation plan/route posted on each floor

** Subject to additional information and Underwriter approval*