

Taking Action: What To Do In The Event Of A Property Loss

What insurance policies respond in the event of a claim involving multiple unit owners and the association? How do the policies respond?

Scenario: While thawing a piece of meat in the kitchen sink, the resident in Unit #200 left the cold water running and left for work. The sink overflowed, causing damage to Unit #100 directly below.



What Should We Do?

← Unit Owner in #200 files a claim against their HO-6 policy.

← Unit Owner in #100 files a claim against their HO-6 policy.

← The Association files a claim against the master property policy.

Then What?

- The Insurance Carrier for **Unit #100** has the right to subrogate against Unit #200 to recoup the money paid out in the claim (Keep in mind: Unit #200 would have to be proven negligent in the loss, which is typically determined by Unit #200's insurance carrier).
- The Insurance Carrier for the **Association** has the right to subrogate against Unit #200 to recoup the money paid out in the claim. (Keep in mind: Unit #200 would have to be proven negligent in the loss, which is typically determined by the association's property insurance carrier).

Still Have Questions? Feel free to call or email our office!

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