

Pull out your current policy and check the box next to any coverage you can confirm is already in place — anything unchecked is worth a quick conversation with your advisor. Coverage checklist for real estate developers. Priorities reflect typical exposure; confirm against projects and contracts.

CORE

PREVALENT

SITUATIONAL

— Core: almost always needed · Prevalent: commonly carried by businesses in this class · Situational: depends on specific exposure

COVERAGE	WHY THIS BUSINESS NEEDS IT	PRIORITY
☐ General Liability (incl. Completed Operations)	Covers defect and injury claims during and after construction.	CORE
☐ Builders Risk	Covers the project during construction — fire, water, theft, and weather.	CORE
☐ Umbrella / Excess Liability	Adds limits for large defect and injury claims.	CORE
☐ Wrap-Up Program (OCIP / CCIP)	Insures the developer, GC, and subs together on one project.	SITUATIONAL
☐ Owners Interest / Contingent Liability	Covers the developer if a contractor's insurance fails.	PREVALENT
☐ Pollution Liability	Covers contamination found or disturbed on the site.	PREVALENT

COMMON COVERAGE GAP FOR THIS CLASS

The most commonly missed gap for this class is completed-operations coverage that lasts as long as the exposure. Defect claims — usually water intrusion — arrive years after completion, and condo repose periods may not start until turnover. Developers should confirm completed-operations limits run through the repose period and that every contractor names them as additional insured for completed work.

IMPORTANT — PLEASE READ

This checklist is a free educational tool from Cory Washington & Co. to help you review your own coverage and have a more informed conversation with a licensed insurance professional. It is general information only — not insurance, legal, or financial advice, and not a recommendation to buy, change, or cancel any policy. The Core / Prevalent / Situational labels describe general patterns observed for this class of business — what is commonly carried, not a personalized recommendation or needs analysis for your specific operations. Coverage terms, availability, limits, and requirements vary by policy, carrier, and state, and only the language in your actual policy governs what is and isn't covered. Checking or leaving blank any item above does not indicate that you are adequately insured or under-insured. Using this checklist does not create a client, agency, or fiduciary relationship. Always consult a licensed professional about your specific situation.