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VACANT BUILDING & LAND — POLICY FEATURE CHECKLIST

Pull out your current vacant property policy and check the box next to each feature you can confirm it includes — anything unchecked is worth a quick conversation with your advisor.

STANDARD **OFTEN LIMITED** **IF NEEDED** *— Standard: should be included · Often limited: frequently sublimited, excluded, or optional · If needed: depends on your operations*

	POLICY FEATURE	WHAT TO CONFIRM	PRIORITY
☐	**Vacancy Permit or Vacancy Clause Removed**	Standard property policies commonly cut or suspend coverage after 60 days vacant — confirm this policy is written for vacancy.	STANDARD
☐	**Fire & Lightning**	The core peril for vacant buildings — confirm it applies for the full term regardless of vacancy.	STANDARD
☐	**Vandalism & Malicious Mischief**	Often excluded or limited once a building is vacant — confirm it is included.	OFTEN LIMITED
☐	**Water Damage & Freezing**	Burst pipes are common in unheated buildings — often limited unless heat is maintained or plumbing drained.	OFTEN LIMITED
☐	**Theft of Fixtures & Materials**	Covers stripped copper, fixtures, and building materials — often excluded for vacant property.	OFTEN LIMITED
☐	**Premises Liability**	Covers injuries to trespassers, inspectors, and visitors — needed for both buildings and land.	STANDARD
☐	**Renovation / Builders Risk**	Covers the building and materials during renovation — a vacant policy may not cover construction.	IF NEEDED

COMMON GAP IN THIS COVERAGE

The most commonly missed gap in this coverage is the vacancy clause. Many standard property policies suspend vandalism, water, and theft coverage — and reduce other payments — once a building is vacant for 60 days, and half of vacant-building fires are intentionally set. Owners should confirm the policy is written for vacancy, secure every opening, and inspect the building at least weekly.

IMPORTANT — PLEASE READ