

CONDOMINIUM / TOWNHOME OWNERS INSURANCE

Condominiums and townhomes are generally insured much differently than traditional single-family homes.

1. Most condominium/townhomes are covered by a master insurance policy. This policy typically covers the outer portion of the buildings, inner walls and sheetrock.
2. Unit owners should insure the interior of their unit: wall coverings, floor coverings, fixtures, cabinets, appliances, etc., as well as their own contents. The condominium insurance policy would cover both contents and interior finish-out.
3. Loss Assessment coverage is available and recommended. The HOA master policy typically includes a deductible that is assessed to unit owners in the event of a loss to the building. Loss Assessment coverage generally pays the unit owners portion of the deductible assessment.
4. If the unit is rented, a special rider needs to be added to the unit owner's policy for liability coverage.