



CONTRACTOR INSURANCE

COI

Certificates of Insurance to Verify Contractor Insurance Coverage

Did you know that every time an association hires an outside contractor for services like pool maintenance, landscaping or snow removal it exposes itself to a potential lawsuit?

That's because associations can be held liable for wrongful acts committed by a contractor even though the association may have no direct fault for the act.

That's why it's vitally important for an association to have a current Certificate of Insurance (COI) on file for every contractor. A COI shows that a contractor has the right insurance coverage and limits in place.

Providing a COI is the best way to show that general liability and workers' compensation insurance requirements have been met. Associations should also verify that the association is the named certificate holder and not its property management company.

Loss Scenario

While planting trees on an association's property, a landscaper damaged a resident's personal property. The landscaper didn't have enough insurance to pay for the damages. The resident (plaintiff) made a claim that the association had a duty to verify that the landscaper had sufficient insurance in place prior to commencing work and was therefore negligent in its contractor selection process.

A valid COI could have prevented this loss.

Condo Management of Columbus tracks COI in your name for all contractors that your Association uses. We urge you to only use reputable contractors.

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