



Pollution Insurance Program FOR CHOICE BRANDED HOTELS

IMA partnered with an A rated carrier to create a competitive and comprehensive pollution insurance program available to Choice Hotel franchisees. Pollution insurance can fill costly coverage gaps in the commercial general liability and property forms. Due to an increase in claims and associated litigation, more hotel owners and managers are seeing the value of adding pollution insurance to their insurance program.



Program Details

COVERAGE:

First-Party cleanup and Third-Party bodily injury and property damage from a pollution condition arising on, at, or from an insured location. Defense costs are also included.

LIMITS:

- + Per Pollution Condition – \$1,000,000
- + Per Franchisee Aggregate – \$2,000,000
- + Policy Aggregate* – \$10,000,000

* Aggregate is shared amongst participating members and will potentially increase as program membership increases

DEDUCTIBLE:

- + \$25,000 Per Mold, Carbon Monoxide or other Pollution Condition

PROGRAM DATE:

- + May 1st

COST:

- + \$670 per location



Program Enhancements

- + First- and Third-Party Transportation
- + Business Interruption (three-day waiting period)
- + Mold Coverage
- + Legionella Coverage
- + No Carbon Monoxide exclusion
- + Illicit Abandonment Coverage
- + No Choice of Law, Jurisdiction or Venue Conditions
- + Green Building Materials
- + Crisis Management Coverage
- + Defense Outside the Limits

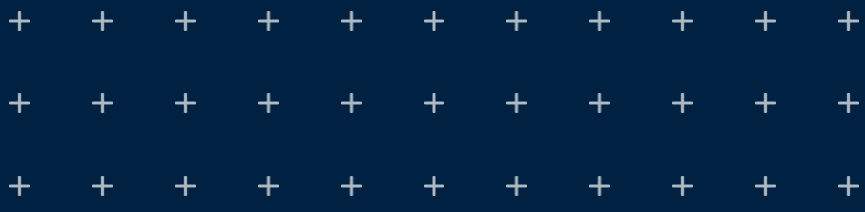
Submission Requirements

- + Completed Application
- + Phase 1 Report (if available)

**Coverage is available if the property qualifies based on answers on the application and other underwriting materials. The premium for most hotels will be \$670 per hotel.*

Hospitality Exposures

 <p>Mold</p>	 <p>Legionella</p>	 <p>Asbestos</p>
 <p>Lead-Based Paint</p>	 <p>Illicit Abandonment/ Midnight Dumping</p>	 <p>Volatile Organic Compounds (VOCs) from paint, glues, etc.</p>
 <p>Accidental Mixing of Hotel Chemicals</p>	 <p>Methamphetamine Use On Premises</p>	 <p>Pool Chemicals</p>



Claim Scenarios

LEGIONELLA

A hotel was sued by guests claiming to have contracted Legionnaires' disease from the spa and room showers at the hotel. They alleged that the hotel was negligent in the management of its potable water and plumbing system, which resulted in the growth of the Legionella bacteria.

MOLD

A class action lawsuit was filed against a hotel for mold infestation, alleging the hotel failed to disclose mold contamination in the guest rooms. The hotel spent \$20 million on remediating the condition.

CARBON MONOXIDE

During a stay at a hotel, one individual died, and several others were injured due to carbon monoxide poisoning. It was determined that the hotel's pool heater was leaking carbon monoxide, and the pipe ventilation pipe failed causing toxic gas to enter some of the rooms.

Contact the IMA Team



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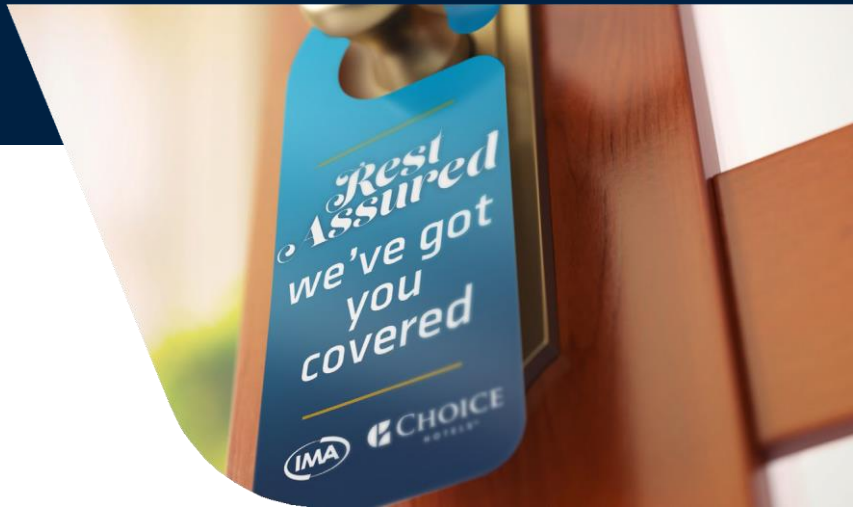
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