

# Client Alert

## Vacancy, Unoccupied, or Change of Use in Your Building

April 2, 2020

We are keeping you informed of the emerging issues arising out of the coronavirus pandemic.

Due to the virus and potential economic downturn, some businesses may have reductions in employees or close down entirely. It is important to note that most Property policies have provisions to exclude or limit coverage once a building becomes vacant or unoccupied.

If you feel your building is vacant, unoccupied, under 30% occupied, idle, or changing its intended use - please call your risk advisor or account manager so we can discuss this with your insurance company.

We are working hard on your behalf to have carriers waive this vacancy clause if your change in status is based on the coronavirus Shelter In Place initiative. As of the writing of this memo, insurance companies are NOT issuing any blanket declarations of a waiver of the vacancy clause, so we are being asked to address each case on its own merits.

Please continue to use best practices in protecting your property. If the status of occupancy has changed, please call us so we can discuss the current status and ask your insurance company to waive the vacancy exclusion in your policy.

You can also reference our website page for the most up to date information - <https://smithbrothersusa.com/survive-advance-coronavirus/>.