

QUALIFIED PROPERTY MANAGEMENT, INC.

Outside of Pasco
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1-877-869-9700

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727-869-9700
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727-869-9825

December 22, 2009

RE: Mandatory Insurance Requirements for Unit Owners

Dear Unit Owner,

Effective January 1, 2009, amendments made to Florida Condominium Statute 718 by the Florida Legislature, requires that all unit owners must have in force "**hazard and liability**" insurance for their respective units. The bill relating to these amendments went back to the legislature to have some of the language changed but instead language was added that killed the bill and Charlie Christ vetoed it.

Therefore, the law requires that the unit owner provide EVIDENCE of such coverage to the association once a year. This evidence of coverage generally will be for a condominium homeowner's insurance form known as an HO-6 form. For investor owned units, the coverage may be in the form of a dwelling fire policy and separate liability coverage. There are a number of insurers willing to write these policies.

Please note that this requirement is **not optional**. If after the proper notice, the unit owner fails to provide the evidence of coverage(s), the association may force place coverage on the unit and have the unit owner pay the cost of the insurance.


"The association shall require each owner to provide evidence of currently effective policy of hazard and liability insurance upon request, but not more than once per year. Upon the failure of an owner to provide a certificate of insurance issued by the insurer approved to write such insurance in this state within 30 days after the date on which a written request is delivered, the association may purchase a policy of insurance on behalf of the owner. The cost of such policy, together with the reconstruction costs undertaken by the association, but which is the responsibility of the unit owner, may be collected in the manner provided for the collection of assessments in s.718.116."

The association must also be shown as an Additional Named Insured and Loss Payee.

"The association must be an additional named insured and loss payee on all casualty insurance policies issued to unit owners in the condominium operated by association."

It is imperative that you contact your own insurance agent as soon as possible to be in compliance with the law. Please forward evidence of coverage to Qualified Property Management, 1301 Seminole Blvd. Suite 110, Largo, FL 33770.

Sincerely,


Lydia L. Moscato, L.C.A.M.

Largo Office
1301 Seminole Blvd., Suite 110
Largo, Florida 33770

MEMBER OF

community
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