

OVERVIEW

Contractors Pollution Liability (CPL) protects contractors against claims for third-party bodily injury, property damage, cleanup costs and defense costs arising from pollution conditions caused during the performance of contracting operations. This coverage is intended to cover all types of contracting operations. These operations include general contractors who construct new buildings to environmental firms that remediate polluted sites.

CPL provides coverage for damages due to pollution conditions arising from the performance of covered operations by the Insured or their subcontractors. These claims include alleged improper supervision of subcontractors and coverage for claims arising out of environmental work performed by the Insured or their subcontractors.

The CPL is offered with both occurrence and claims made “triggers”. The occurrence trigger of the policy may be restricted depending on the type of services being performed.

TARGET CLASSES

- Street and Road Contractors
- Environmental Abatement/Remediation Contractors
- Electrical Contractors
- Demolition Contractors
- General Contractors
- HVAC Contractors
- Pipeline Contractors
- Marine Contractors
- Construction Managers
- Trade Contractors
- Site Restoration and Cleanup Contractors
- Mechanical Contractors
- Restoration Contractors
- Home Builders/Developers
- Industrial Contractors
- Maintenance Contractors
- Response Action/Emergency Spill Response Contractors
- Aboveground and Underground Storage Tank Contractors

HIGHLIGHTS

- Blanket or project-specific coverage is available.
- Contractual liability coverage for the Named Insured that is assumed by contract with their client including subcontracted operations.
- Financing mechanism for environmental losses/claims.
- Increased limits are available to meet contract requirements for specific projects.
- Does not exclude work performed on Superfund sites.
- Natural resource damages can be defined and covered in the definition of property damage.
- Fulfill contractual obligations.
- Multi-year policies are available.
- Coverage for pollution conditions arising from transportation. Coverage applies for loading and unloading performed in the course of covered operations by owned vehicles and third-party carriers.
- The Insured Property Pollution Liability Coverage Endorsement is available as an enhancement providing claims made coverage for scheduled properties owned or operated by the Insured. (maintenance shops, batch plants, quarries, landfills, office buildings, etc)
- Mold liability coverage can be included– typically offered with a claims made trigger.
- Non–owned disposal site coverage. (Provides on and off-site Bodily Injury, Property Damage and Cleanup Costs arising from designated sites)
- Punitive damages (where allowable by law) can be provided. In cases involving environmental claims, especially mold, punitive damages coverage could be extreme.

POLICY TERM

- Annual - Practice or Blanket Policy (covers all operations performed by the named insured).
- Up to 13 years – Project policies insuring specific projects

LIMITS OF LIABILITY

- \$300M per loss/\$300M aggregate limit of liability if structured with various carriers from the environmental insurance marketplace.
- \$50M per loss/\$50M aggregate with any one particular carrier.

RETENTIONS

- \$5,000 minimum.

PREMIUMS

- Typical premiums begin around \$10,000 for the first \$1M per loss/\$1M aggregate limit of liability.