



# Commercial Program

The following topics pertain to the Wisconsin Insurance Plan Commercial Property Program. This is a property coverage only program. The Plan uses the Insurance Services Office Standard Property Policy Form - CP 00 99 for the Commercial Program. All policy forms and endorsements can be downloaded directly from our website.

## **ELIGIBLE**

- Commercial Buildings - Occupied (commercial venture operating in building on a daily basis)
- Commercial Buildings - Vacant or unoccupied undergoing active rehabilitation
- Business Personal Property - For tenants operating a business in a commercial building
- Residential properties with five or more living units

## **INELIGIBLE**

- Properties classified as manufacturing or farms
- One to four family non-owner occupied residential properties (apply to the Dwelling Program)

## **LIMITS**

- We offer coverage on an Actual Cash Value basis - not Replacement Cost
- We suggest the limit requested be the Actual Cash Value of the Building (not lot/land) plus an additional sum for Debris Removal / Site Restoration in the event of a total loss
- We suggest the limit requested for Business Personal Property be based on the actual cash value of the property plus an additional sum for Debris Removal in the event of a total loss
- For properties under rehabilitation, we suggest a limit which includes the cost of the rehab to the property
- The maximum limit on the Building and Business Personal Property coverages combined is \$500,000

## **COVERAGES OFFERED AND LOSS SETTLEMENT PROVISION**

- Fire, lightning, and explosion
- Extended coverage (perils: wind, hail, explosion, riot, aircraft, vehicles, smoke). This must be requested and additional premium will be charged
- Vandalism and/or malicious mischief. This must be requested and additional premium will be charged



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- The policy provides **NO** Liability or Medical Payments to Others coverages. (We do not offer these coverages in the Commercial Property Program)
- Losses are primarily adjusted on an actual cash value basis (subject to the provisions of the policy)

## **DEDUCTIBLES**

- A \$500 deductible is only available where the coverage limit requested is less than \$150,000
- We require a minimum \$1000 deductible when the coverage limit reaches \$150,000
- We require a \$2500 deductible when the coverage limit reaches \$250,000
- Deductibles of \$5,000, \$10,000, and \$25,000 are also available
- We may require a higher deductible if the customer has an active claim history or if there are condition problems with the building

## **CO-INSURANCE**

Our policies have a co-insurance provision. The property must be insured for at least 80% of the value or the co-insurance provision will be applied.

*The statements above provide only a general, brief description of the coverages provided. Please review the policy for exact information on coverage, conditions, exclusions, and other policy provisions.*