TAB KK

Requirements for Errors and Omissions
Insurance for Architects and Engineers

The information for this Tab consists of page 15 of the MSHDA Insurance Guidelines. The entire insurance guideline file is available in the Property Managers section of the MSHDA website:

http://www.michigan.gov/mshda/0,1607,7-141-8002_47708-177124--,00.html

(Click on the “Property Managers” left tab, then click on “Management Agents” and locate the link to the “Management Agent Guidelines” page.)
II. Owner/Partnership/LLC

F. Commercial General Liability for Owners

**TYPE:** Commercial General Liability (CGL) policy on an occurrence form including coverage for premises exposure, owners and contractor’s protective, contractual liability, independent contractors and completed operations. Coverage must be renewed for three (3) years after the owner’s final acceptance of the work. Owners may not exclude subcontractors or independent contractors in the policy.

**MINIMUM LIMITS:**
- General Aggregate (per project): $2,000,000
- Products and Comp/Op Aggregate: $1,000,000
- Occurrence Basis or Claims Made with Extended Reporting Period: $1,000,000
- Fire Damage: $50,000
- Medical Expenses: $5,000

**ENDORSEMENTS:** Per project aggregate limit.

**DEDUCTIBLE:** None allowed.

G. Umbrella Liability for Owners

**TYPE:** Occurrence Basis – Following form (Coverage not more restrictive than underlying GL).

**MINIMUM LIMIT:** $4,000,000

III. Architect

H. Architect’s Errors and Omissions Insurance

**COVERAGE:** E&O insurance in an amount equal to the greater of $1,000,000 or 10% of the construction contract amount. Depending on project size deductible minimum of $10,000 to a maximum of $100,000.