

Z Choice™ Real Estate Environmental Liability (REEL)

Coverage Highlights – At a Glance

Policy Reference	Description
Coverage	
First Party Cleanup Costs (existing or new pollution events if and as purchased)	First party (discovery) coverage for cleanup costs resulting from an existing pollution event (one that commenced prior to the policy inception date) or new pollution event (one that commenced on or after the policy inception date) that is at, on, under or that is, or has migrated beyond the boundaries of a covered location.
Third Party Liability (existing or new pollution events if and as purchased)	<ul style="list-style-type: none"> • Claims made and reported coverage providing third party liability coverage for third party cleanup costs, bodily injury, natural resource damages and property damages resulting from existing (one that commenced prior to the policy inception date) or new (one that commenced on or after the policy inception date) pollution events. • Automatic coverage for: <ul style="list-style-type: none"> – Newly acquired properties, owned as well as leased (subject to certain qualifications), as well as inadvertently omitted properties – Transportation of materials liability – Non-owned disposal site liability – Covered operations liability – Known underground storage tanks that were closed or abandoned-in-place prior to policy inception in accordance with environmental laws – Microbial substances (including legionella) – Civil fines and penalties and punitive damages where insurable by law – Broad named insureds including all subsidiary, limited liability companies and partnerships of the Named Insured who own, operate or manage the covered locations
Crisis Management Expenses	An additional limit of liability (does not erode or reduce any other limit of liability) for, among other things, retaining a public relations firm to help maintain or restore public confidence in the named insured in the event of a pollution event that subjects the named insured to significant adverse media attention.
Other Coverages	By endorsement, coverage can be expanded to include, among others: <ul style="list-style-type: none"> • Business interruption (suspension of operations or suspension of tenant occupancy) • Active underground storage tanks

Definitions

Cleanup costs definition includes:

– **green remediation costs**

An additional limit of liability (which does not erode or reduce any other limit of liability) to incorporate green cleanup technologies into cleanup activities related to a covered pollution event

– **green standards**

An additional limit of liability (which does not erode or reduce any other limit of liability) to repair or replace property that is damaged in the course of a covered cleanup activity to comply with green standards

Governmental authority

Includes registered occupational hygienists with respect to microbial substances

Insured

Automatically includes lenders or other entities who have a security interest in a covered location

Loss

Definition includes medical monitoring and diminution in value to third party property as well as civil fines and penalties and punitive damages where insurable by law

Pollution event

Definition expanded to include illicit abandonment

Learn More

For more details about Z Choice Real Estate Environmental Liability (REEL), please visit our website at www.zurichcanada.com/environmental or call toll-free 800-387-5454

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