



# Z Choice™ Real Estate Environmental Liability (REEL)





In today's financial climate, it doesn't take much to ruin a real estate transaction. Even if the location is ideal, the price is right, and no significant property issues are identified in the due diligence process, the merest rumblings of an environmental exposure can quickly destroy a deal.

Real estate transactions can fail or take much longer to close because the property is impaired by actual or suspected pollution. And because some of the worst environmental damage can occur slowly—releasing into the soil or surface or ground waters over time—problems may go undetected for decades, making it complicated to sort out when and how the actual event occurred.



## Zurich's approach to managing environmental risks

Zurich designed its Z Choice™ Real Estate Environmental Liability (REEL) policy to be an effective risk management tool. It assists in facilitating real estate transactions by providing an insurance mechanism to help protect against the environmental liabilities associated with the ownership, operation, development or management of commercial real estate properties.

The Z Choice™ REEL policy offers distinct options in the marketplace because of Zurich's three innovative coverages:

### **Crisis Management Expense Aggregate Limit**

Separate from emergency expense coverage, this offering includes coverage for retaining a public relations firm to help maintain or restore public confidence after a pollution event.

### **Green Remediation Aggregate Limit**

This is an additional limit of liability that allows your business to incorporate green cleanup technologies after a covered pollution event.

### **Green Standards Aggregate Limit**

An additional limit of liability to repair or replace property that is damaged in the course of a covered cleanup activity to comply with green standards.

## Key coverages of Z Choice™ Real Estate Environmental Liability (REEL):

- Coverage for on-site and off-site cleanup costs resulting from existing unknown pollution events and new pollution events (both third party claims and discovery trigger)
- Coverage for third party liability arising out of existing unknown and new pollution events
- Re-opener coverage for scheduled known pollution events with no further action (NFA) or equivalent confirmation
- Automatic coverage for newly acquired properties, owned as well as leased (subject to certain qualifications), as well as inadvertently omitted properties
- Coverage for liability from underground storage tanks that were closed or abandoned-in-place prior to policy inception in accordance with environmental laws in effect at the time of closure or abandonment
- Civil fines, penalties and punitive damages where insurable by law
- Coverage for microbial substances including fungus and legionella
- Asbestos and lead coverage (other than abatement)
- Coverage for lenders who have a security interest in a covered location
- Limits up to \$25 million
- Policy terms up to 10 years



### Notable endorsements

- Business interruption (suspension of operations or suspension of tenant occupancy)
- Active underground storage tanks

“Zurich's risk services team will work with you to develop a plan specifically for your organization.”

## Additional advantages of Zurich and its Z Choice™ REEL policy

When it comes to protecting your company against environmental risks, the stakes could not be higher. You need more than just an insurance policy – you need a carrier and coverage that offer distinct advantages such as:

### Risk services

We build risk services and risk management options to help our clients mitigate their emerging risks like pollution and the more traditional liability risks.

### Spill Reporting Online System (SROL)

This online system gives companies direct access to a dedicated team of professionals experienced in environmental emergency response, investigation and remediation of accidental releases of hazardous and other regulated materials. Access to SROL system is available at no additional cost to all Zurich Environmental customers.

### Extensive experience

In North America, Zurich has been providing underwriting excellence for over a century, and offering environmental insurance for nearly 20 years.

### Claims service

The Claims Services group at Zurich consists of a team of experienced claim professionals with legal and/or technical backgrounds. Zurich makes it easy to file environmental claims directly to us, 24 hours a day, 7 days a week through:

**Phone: 866-345-3454**

**Fax: 877-977-8077**

**E-mail: [claims@zurich.com](mailto:claims@zurich.com)**

### Coverage

Z Choice™ REEL policy provides coverage for a wide spectrum of environmental exposures facing commercial real estate owners and developers.

### Easy to understand language

Z Choice™ REEL offers a simple, easy-to-understand solution to help address complex business needs.

### Local access

Our underwriters are knowledgeable about the local environmental landscape and better able to meet your timeframe.

### Financial strength

Zurich offers the financial strength you need in today's challenging environment.\*

### Learn more

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

\*For information about the ratings of Zurich Insurance Company Ltd, access the ratings section on [www.zurichcanada.com](http://www.zurichcanada.com)

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