Environmental Site Liability Insurance
for buyers and sellers of property

Whether you’re a seller looking to help reduce or eliminate the requirement for collateral to support environmental provisions contained in an underlying sales agreement or a buyer who needs help to protect against loss as a result of a pollution discovery at a property you’re hoping to purchase, Chubb’s Environmental Site Liability insurance offers valuable assistance. It can even help protect in cases where a pollution problem is already known.

Customer Profile
Environmental Site Liability insurance helps protect buyers and sellers in mergers, acquisitions or divestitures, including:
- Commercial property owners
- Property developers
- Real estate portfolio owner/managers
- Real estate investment trusts (REITs)
- Schools and colleges/universities
- Manufacturers

Coverage as Easy as A, B, C and D
Chubb’s Environmental Site Liability insurance offers four insuring agreements to provide the needed protection:

Coverage A
Addresses liability for bodily injury, property damage (including natural resource damages and diminution in value) and remediation costs arising from known or unknown pre-existing pollution incidents at or migrating beyond an insured site. Also addresses first-party remediation costs.

Coverage B
Addresses liability for bodily injury, property damage and remediation costs arising from new pollution incidents at or migrating beyond an insured site. Also addresses first-party remediation costs.

Coverage C
Addresses liability for bodily injury, property damage and remediation costs resulting from pollution incidents at or migrating beyond an insured site that is neither owned nor operated by the insured, such as a warehouse, waste transfer station or disposal facility.

Coverage D
Pays for business interruption expenses resulting from pollution incidents at an insured site that suspends operations at that site.
Product Highlights
Chubb’s Environmental Site Liability insurance provides the flexibility of a nonadmitted policy form and addresses the unique needs of a wide range of companies. Highlights include:

• Primary insurance coverage
• Designated insured sites can be located anywhere in the world
• Multiyear policy terms
• Discovery trigger for on-site cleanup
• Remediation costs include restoration costs
• Protection for releases from active or inactive storage tanks
• Optional mold coverage subject to individual account underwriting

Experienced Insurance Underwriting
Chubb Environmental Solutions provides an experienced team of environmental and business professionals – including underwriting, engineering and legal specialists – who develop insurance programs that meet your company’s unique needs.

Valuable Loss Control Recommendations
Chubb maintains a global network of loss control professionals who have the technical skills and industry-specific knowledge to offer practical and cost-effective suggestions for loss control and disaster planning. Our environmental specialists have completed course work in environmental sciences, environmental law, site assessments, hazardous waste and/or ISO 14000 training. Our loss control recommendations can help customers reduce the probability of loss and improve the odds that, if a loss does occur, its severity is minimized.

Responsive Claims Service
Chubb has built an unparalleled reputation for treating customers fairly and providing responsive customer service. If you have a claim, you can be confident of receiving superior service 24/7.

Enduring Financial Strength
Chubb’s strong balance sheet and superior credit rating are assurances of our enduring financial strength. Agents and brokers consistently rank Chubb at the top of the insurance field, and customers have chosen Chubb for more than a century.

Concerns imperil sale
An international chemical corporation was selling a manufacturing facility. Because of concerns over possible soil and groundwater contamination, the buyer included in the purchase and sale agreement a requirement that the seller obtain an Environmental Site Liability policy. Chubb issued a policy with limits of $10 million and a 10-year policy term, naming both buyer and seller as insureds and allowing the sale to proceed.

Property reveals past
A buyer wanted to purchase property with a flower shop located on it. Phase 1 assessment revealed that the site had once been a retail gas station. The seller was required to provide an indemnity agreement to pay for pollution that might be discovered. The purchase was in doubt until Chubb provided a five-year Environmental Site Liability policy insuring the buyer against future claims for on-site cleanup of historical but unknown contamination.