

NYPIUA PRODUCER NEWS

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WEB SITE UPDATE

www.nypiua.com



Did you know that you can now track the real-time progress of your client's new business application, endorsement request, cancellation request, anti-arson filing, and payment receipt? Just go to our Web site (www.nypiua.com). Click the new "TRACK" Icon appearing above and enter the policy number and suffix. The response screen will detail the real-time step-by-step progress of your submission as it's being processed. In addition, the screen will list historical transactions processed during the past 90 days.

Don't forget about www.nypiua.com's other great features: You can view payments received during the past 60 days or obtain a dwelling premium quote by clicking on the appropriate Icons. You can also submit a new business application, endorsement or cancellation request, make balance due payments, and report a loss. Just click the "Electronic Web Submissions" Icon on our home page and follow the on-line prompts.

To view your insured's policy and associated forms click "*To View Your Policy*"; then enter the 10 digit policy number and your NYPIUA Internet Access ID.

NEW ELECTRONIC ANTI-ARSON APPLICATION FILING

NYPIUA is introducing a service enhancement that will enable policyholders to file anti-arson applications via our Web site (WWW.NYPIUA.COM). All they need to do is select the "Electronic Web Submissions" Icon from the NYPIUA home page, and follow the on-line instructions.

Anti-arson applications must be submitted at each renewal pursuant to Section 3403 of the New York State Insurance Law and Insurance Department Regulation 96. The law requires that we cancel the policy, if an anti-arson application is not filed.

Electronic filing saves time, postage, and is available 24/7. A confirmation number is provided after the form is successfully transmitted which assures that the transaction is received by the Association.

The anti-arson application can also be filed by telephone, if the responses in the "Valuation" section have not changed since the prior year's filing, and the responses to "Underwriting" questions 1-12 are all "NO". If the criteria are met, dial 212-208-9810, menu option 3.

Please visit our Web site, WWW.NYPIUA.COM ("Electronic Web Submissions" Icon), to view all of the features available to you and your clients. Remember, it's fast, easy and free.

Underwriting Corner: Vacant Buildings in the Course of Renovation

NYPIUA rejects applications and cancels policies when buildings in the course of renovation/reconstruction are not secured according to NYPIUA regulations. To help you submit error free applications, the most frequently asked questions for this type of property are detailed below.

When is a building considered to be in course of renovation?

A building is considered in the course of renovation when work is actually being performed to physically improve the premises on a regular basis. This work must be ongoing and without interruption of more than 60 days. The following examples do not qualify a building to be classified as "in the course of renovation": applying for or obtaining financing/permits, securing the premises, cleaning or removal of debris, preparation or completion of blueprints/architectural drawings, purchasing materials or hiring labor, entering into contracts or other agreements to repair or reconstruct the premises, painting and redecorating.

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“CONFIRMATION OF OCCUPANCY” LETTER

Many insureds and brokers have called NYPIUA with concerns about receiving letters inquiring whether the insured property is currently occupied. NYPIUA conducts inspections to confirm that a building meets our eligibility criteria. We realize that it may be difficult for homeowners and tenants to take time off from work to meet with an inspector.

To minimize this inconvenience, in lieu of a physical inspection we may ask some homeowners to take photographs of the dwelling and mail or e-mail them to us. A copy of the letter requesting the photos is also sent to you. Please advise your clients to cooperate with our request by submitting photos documenting occupancy and insurability by the requested due date to avoid further action.

Underwriting Corner: Vacant Buildings in the Course of Renovation

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What are the boarding requirements for a building in the course of renovation?

When workers are absent, all basement and first floor windows, doors and any other accessible openings must be secured to bar entry by unauthorized individuals. Acceptable methods for securing windows include cinder block, plywood fastened to frames and metal roll-down gates.

Roll-down gates, solid wood or metal doors without window openings are required for all accessible doorways. A central station intrusion alarm may be acceptable, if proof is submitted that the alarm monitoring service is active. Other security methods will be evaluated on a building-by-building basis. A caretaker is not an acceptable substitution for boarding.

What will happen when renovation is temporarily suspended?

When work ceases to be performed beyond 60 consecutive days, the building will be considered vacant. It will be subject to coverage restrictions and HUD boarding requirements as detailed in the Application Supplement for Vacant, or Partially Vacant Buildings and Those Under Repair or Reconstruction (NYPIUA form UA-484). The insured must complete Part 1 of the form and submit it to NYPIUA for coverage to continue. A copy of the form can be found at WWW.NYPIUA.COM “To Print a Form” Icon.

Providing Top-Quality Service To You

The Association is always seeking new ways to provide the best service we can for producers. We want to know how you think we can serve you better. If you have a suggestion, comment or idea:

Call us at: (212) 208-9700, Press 7, then 3 (customer service)

E-Mail us at: fairplan@nypiua.com

Write to us at: *Producer News*, New York Property Insurance Underwriting Association
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Visit us on the Web at: www.nypiua.com

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