

Insurance Premium Increases

This publication is intended to provide general information only and is not a substitute for legal advice.

Factors affecting insurance premiums

The Government of Alberta is aware condominiums across Canada are experiencing difficulties finding affordable condominium insurance, including in Alberta.

Over the last six years, property insurers have taken restrictive measures as a result of Alberta's worsening property insurance loss experience, such as being more selective in the properties they will insure, increasing premiums, increasing deductibles and adding loss control requirements for all types of property insurance.

Need for condominium insurance



Under the *Condominium Property Act* and the Condominium Property Regulation condominium corporations are required to have property insurance insuring the building(s) and units for their full replacement value.

The legislation seeks to ensure that, in the case of an insurable loss, the owners have the protection of insurance coverage for the rebuilding of the property in which they have invested.

Government's role regarding property insurance

Similar to other Canadian jurisdictions, property insurance availability and rates are not regulated in Alberta. Property insurers are free to choose to whom they will offer property insurance, and at what price.

Government has reviewed condominium legislation to ensure the regulatory requirements for condominium property insurance protect the interests of unit owners and are appropriate.

What corporations can do

To find insurance, condominium corporations are encouraged to inquire with insurance providers about loss control measures that could reduce their insurance risk, and therefore could improve their insurability. These measures may help condominium corporations access the property insurance coverage they need, at the best available premium.

Because no insurance broker represents every property insurer, condominium corporations are also encouraged to shop the marketplace by contacting multiple insurance brokers for a property insurance quote.

Condominium corporations that continue to have difficulty in obtaining property insurance may want to contact the Consumer Relations unit of Insurance Bureau of Canada (IBC), an industry association, at 1-844-227-5422, for any guidance it can provide on how to obtain condominium property insurance.

Inquiries about the regulation of insurance in Alberta can be made to Alberta's Superintendent of Insurance Office at 780-643-2237, or email tbf.insurance@gov.ab.ca.

What owners can do

Owners can review their individual policies to make sure their insurance needs are fully covered. Condominium owners may also want to speak to an insurance broker to make sure they can find the insurance policy that meets their needs.

For more information, call the Service Alberta Contact Centre at 1-877-427-4088

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