



License for Use of Lake Tapps Reservoir
Insurance Requirements

Frequently Asked Questions (FAQ)

November 2012

1. Why am I being required to show evidence of insurance?

Answer: *The structures that you are building or improving (i.e. bulkhead, dock, etc.) extend onto property owned by Cascade (the land under Lake Tapps). Should someone be injured or something be damaged in the course of construction or use of your project, Cascade could be held liable. Cascade (a public agency) is, through the License, granting you (a private entity) permission to use public property. Cascade must be protected from liability related to private use of Cascade property.*

2. How do I comply?

Answer: *Refer to the License, section 2.3. **Provide this section to the agent which handles your homeowner insurance.** If the liability portion of your homeowner policy does not have at least \$1,000,000 in coverage, you will need to purchase higher limits.*

If you are hiring a contractor to build your project, the contractor must also have appropriate insurance during the time of construction.

3. Section 2.3.1.1 requires me to name Cascade as an “insured” for the liability portion of my homeowner policy. Why is this necessary?

Answer: *As mentioned previously, Cascade could be held liable for an injury or damage related to your project even though we are not directly involved. Naming Cascade as an insured on your policy will help to ensure that we are adequately protected for your activities on Cascade property.*

***It may be useful to provide your insurance agent with the Indemnification requirements of the license (section 3.2).** The best way that you (the Licensee) can increase the probability that your homeowner’s insurance will cover the indemnification obligation that you have assumed is to make sure that Cascade is named an insured.*

4. My agent says I cannot name Cascade as an insured on my policy. What should I do?

Answer: *Based on previous experience, we are aware that Allstate, State Farm and other insurers have provided this coverage. In some cases, an insurer may use the term “Additional Insured”, “Additional Interested Party” or “Named Insured”. Check with your provider regarding similar forms.*

It is important to note that Cascade is not asking to be an insured for your property, i.e. the coverage for damage to your home. Cascade only requires being an additional insured on the liability (injury or property damage to third parties) section of your homeowner policy.

5. Who should I call if I have any questions?

Answer: *Your insurance agent should be able to address most questions.*