

Include "tenant-owner supplement" in the associations property insurance

Background

Today, all residents in the association individually need to have a "tenant-owner supplement" (bostadsrättstillägg). This is usually a supplement to the home insurance but considered as a stand-alone insurance.

The difference between the "tenant-owner supplement" (bostadsrättstillägget) and the home insurance is, in short, the following:

- The **home insurance** covers "personal movables" such as clothes, furniture, and other household items, travel protection and legal protection. The home insurance usually also includes a liability insurance which, among other things, compensates for major damage to the common property.
- The **tenant-owner supplement** on the other hand covers the "real estate" in your apartment, such as walls, ceilings, floors, and other fixed furnishings that for example can be damaged by a water leak or a fire.

It is therefore very important that all residents have signed a tenant-owner supplement.

There are two main reasons why the board has chosen to write this proposition:

1. There is always a risk that a resident has missed to sign a tenant-owner supplement. This can be very expensive for the resident and in the worst case also affect the economy of the association.
2. In the event of major damage to an apartment, the damage is often covered by both the association's property insurance and the resident's tenant-owner supplement. The resident must handle the communication with hers/his insurance company, and the board with the association's insurance company. The resident must then communicate with the board what is being covered by the resident's particular insurance company and why. This is often a time consuming and difficult process with many questions along the way.

Proposition

The board therefore proposes to...

1. include the tenant-owner supplement (bostadsrättstillägg) for each individual residence in the association's property insurance via the insurance company IF from 1st of January 2023
2. charge the cost to the association's joint budget by SEK 70,125 / year (SEK 375 x 187 apartments)

This means that all damage to real estate that occurs in an apartment will be handled by one insurance company. IF also offers advice and guidance via the association's property insurance, which will be very helpful for the board in complicated matters in the future. Minor damages can, however, always be reported by the resident and do not have to involve the board, just as before.

The proposal also means that all residents in the association can cancel their tenant-ownership supplement from the 1st of January 2023 as this will be included in the association's property insurance. However, **do not forget to keep your home insurance!**

The Board's assessment is that the coverage of the proposed tenant-ownership supplement via IF is good and, in most cases, also means a lower cost per apartment. Full terms of use can be found on [fefonline.se/forsakringar/fastighetsforsakring](https://www.fefonline.se/forsakringar/fastighetsforsakring) (fef = fastighetsägarnas egna försäkringar)

Best regards, The Board
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