

**PROGRAM DIVISION
BULLETIN**

2005-31

August 3, 2005

**IMPORTANT NOTICE REGARDING RISKS LOCATED IN
VERMONT**

As a result of recent regulatory analysis in Vermont, AIG has mandated that all policies with General Liability coverage issued in the state of Vermont that provides coverage to habitational risks must have the attached notice sent each year to policyholders; a copy must also be maintained in the underwriting file.

If you have any additional questions, please contact your Program Manager.



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**LEXINGTON INSURANCE COMPANY
PROGRAM DIVISION**

100 Summer Street/19th Floor, Boston, MA 02110
phone 617-330-1100 / fax 617-330-8595

IMPORTANT NOTICE TO OUR CUSTOMERS OPERATING IN THE STATE OF VERMONT

Vermont Statute, Title 18: Health, Chapter 38: Lead Poisoning

Affidavit Attesting To Compliance With § 1759. Essential Maintenance Practices

In 1996, the State of Vermont passed legislation (Act 165) pertaining to lead poisoning. The Act requires owners of pre-1978 rental dwellings or apartments, and operators of child care facilities housed in buildings constructed prior to 1978, to perform **ESSENTIAL MAINTENANCE PRACTICES (EMP's)** unless the property is certified pursuant to Act 165 to be lead-free.

An important part of **§ 1759** addressing **EMP's** requires an owner/landlord to sign an affidavit indicating essential maintenance practices have been performed, the dates they were completed, and who performed them. This affidavit attesting to compliance must be filed annually with us (as your liability insurance carrier) as well as the **Vermont Department of Health**.

The member companies of **American International Group, Inc.**, in accordance with instructions by the Vermont **Department of Banking, Insurance, Securities and Health Care Administration**, is reaffirming with owners/landlords of affected properties their obligations for compliance with Act 165. If **§ 1759** is applicable to you, your affidavit is an important component of our underwriting file. Compliance with the **Essential Maintenance Practices**, and receipt of certification from a licensed inspector, provides the owner/landlord with certain liability protections.

Please ensure you follow through with certification and provide us with the required affidavit so that you enjoy the full protection the statute provides.

NOTE: This notice is not intended to detail the provisions of Act 165. Please see full text of the section of Act 165 (**§ 1759**) addressing **EMP's** on the internet at URL:
<http://www.leg.state.vt.us/statutes/fullsection.cfm?Title=18&Chapter=038&Section=01759>