

Insurance Factsheet: Bulgaria

Member organisation(s):

Chamber of Architects in Bulgaria (CAB)
 Union of Architects in Bulgaria (UAB)

Obligation to insure?

Depends on types of architectural, urban-planning, conservation and design activities performed

Legal Obligation to insure?

Yes, for every registered architect, performing activities under the Law on Development of Territory



Legal Basis:

Commonly used Term and Conditions:

Law on Development of Territory
 Ordinance on Terms and Conditions for Compulsory Insurance in Planning and Construction

What are the requirements needed in order to obtain an Insurance?

No special requirements; practically registered architects are being insured

Calculation of insurance premium:

Based on category of construction/building to be designed (Categories are defined in the Law on Development of Territory and an Ordinance)

Contractual liability:

- **Liabilities before and/or during the works:**
 During works – for violation of planning regulations
- **The end of the construction phase as a point of departure for a period of specific liabilities?**
 The registration of the end of the construction phase by the authorities takes responsibility from the architect
- **Liabilities after work:**
- **Harm to the structure (to its soundness or stability):**
 No responsibility (only for construction engineers)
- **Unsuitability for the function:** No
- **Hidden defects:** Yes, irrespective of registration of the end of the construction phase

Forms of Insurance contract:

One-year policy

Joint and several (in solidum) liability: No

Does the insurer respond to a claims made or claims rising basis?

Both

Insurances / Agents:

Different; usually all the insurance companies acting in Bulgaria offer professional insurances

Duration of Liability:

- **Professional client:**
 One year + five years of retroactive liability
- **Consumer client:**
 One year + five years of retroactive liability
- **Liability during and after construction:**
 Five years of retroactive liability for specific (hidden) defects, and for delivered but not implemented projects