



Environmental Issues in Real Estate

How to Choose an Environmental Consulting Company

When looking for an environmental consulting company, there are many factors to consider. Finding a company with a diverse background and several years of experience will help ensure that your consultant has the experience and know-how to do the job. The State of Arizona does not have any licensing or certification programs or requirements for environmental professionals; however, California and Nevada do. It is important to find an environmental professional with certifications in California and/or Nevada, so that their technical knowledge and ability are demonstrated even though the work is not being done in one of those states. Without one of these certifications, you would only have the word of the company that they are qualified to do the work. When considering the risk and liability that can be associated with environmental issues, a person's word simply is not enough. The proof is not only in the pudding...it's in the certification!

Insurance Coverage for the Environmental Industry

In the environmental consulting industry, a company must be insured for errors and omissions as well as general liability. Typically, the minimum insurance coverage that should be carried is \$1 million for each errors and omissions and general liability. While a company with this amount of insurance can certainly be considered for a contract, you may want to look at companies that carry more insurance. This would demonstrate the company's confidence in their product, as well as offering better coverage for the users.

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Sites with Hazardous or Regulated Materials Inherently have Environmental Risk

Is \$1 Million Enough??

Typically, the minimum insurance coverage that an environmental company should carry is \$1 million each for errors and omissions and general liability.

Regional Versus National Environmental Consulting Companies



Regional Knowledge is Valuable in the Identification of Historic Environmentally Sensitive Areas

Bigger is not always better! When it comes to finding an environmental consulting company, many people may tend to want a larger, national company because they feel they will be receiving a better service. However, as a potential client, you may want to look at regional providers as opposed to national companies. Regional companies tend to have more insight into the area of the country in which they do business. This will allow them more specific experience and knowledge of the construction/development methods, histories, and local areas of concerns for the area of the property.

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