



DAWGS Vacancy Solutions Mitigate Legal Liability for Municipalities Surrounding Vacant Property

CASE STUDY

1. Introduction: DAWGS Vacancy Property Security was founded to address the growing problem of municipalities' legal liability surrounding vacant property. As increased crime and vandalism continue to plague neglected areas, cities and counties are being held increasingly responsible for neglecting their duties to manage the properties in their jurisdiction correctly. Securing vacant properties is paramount to mitigate risks such as vandalism, theft, and unauthorized access. This case study demonstrates the monetary value of securing a vacant property with equipment provided by Door and Window Guard Systems Inc. (DAWGS) and the potential legal implications of neglecting property security.
2. Background: DAWGS is a leading security solutions provider, offering a range of equipment designed to secure vacant properties. Their products include robust Security door and window guards.
3. Scenario: Consider a vacant commercial property located in a high-crime area. The property owner, let's call them ABC Corporation, failed to secure the premises adequately after a tenant moved out, leaving it vulnerable to various risks.
4. Legal Implications of Neglecting Property Security:
 - a. Trespassing: Failing to secure the vacant property can lead to unauthorized individuals entering the premises. Trespassers may cause damage, engage in illegal activities, or even injure themselves on the property. ABC Corporation could face legal consequences for not taking adequate measures to prevent trespassing incidents.
 - b. Theft and Vandalism: Without proper security measures, the vacant property becomes an easy target for thieves and vandals. ABC Corporation may incur significant financial losses if valuable assets, equipment, or fixtures are stolen or damaged. Insurance companies will deny claims if determined that the property owner did not take reasonable steps to secure the premises.
 - c. Squatting: In some jurisdictions, failing to secure a vacant property can result in squatters occupying the premises. Squatting laws can be complex, but property owners generally face difficulties removing unauthorized occupants if they can prove they have been residing on the



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property for a specific period. This can lead to prolonged legal battles, loss of rental income, and property damage.

d. Liability for Injuries: ABC Corporation may be liable for any resulting harm if an unauthorized individual gains access to the unsecured property and sustains injuries. Inadequate security measures can be considered negligence, potentially leading to costly lawsuits and legal settlements.

5. The Monetary Value of Securing Vacant Property:

a. Prevention of Property Damage: Implementing DAWGS equipment, such as door and window guards, can act as a strong deterrent against vandalism and break-ins. By preventing or minimizing property damage, ABC Corporation can save on repair and replacement costs, potentially amounting to thousands or even millions of dollars.

b. Insurance Premium Reductions: Many insurance companies offer reduced premiums for vacant properties with robust security measures. By investing in DAWGS equipment and implementing comprehensive security protocols, ABC Corporation can negotiate lower insurance premiums, resulting in long-term cost savings.

c. Preservation of Property Value: Neglected properties can quickly deteriorate, leading to a decline in their market value. By proactively securing the vacant property with DAWGS equipment, ABC Corporation can maintain its value, making it more attractive to potential buyers or tenants.

d. Mitigation of Legal Costs: ABC Corporation can minimize legal risks and associated costs by prioritizing property security. This includes avoiding lawsuits, legal settlements, and potential fines or penalties imposed by regulatory authorities.

6. Legal Liability:

Property owners are responsible for injuries sustained by unauthorized individuals who gain access to their unsecured premises. According to the National Safety Council, businesses can face legal expenses and settlements ranging from \$30,000 to \$60,000 per claim due to premises



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liability claims. Implementing proper security measures to reduce the risk of such incidents and the resulting legal liabilities is essential.

Property crimes accounted for 71.4% of all reported offenses in the United States in 2019, including theft, drug distribution, and vandalism. Securing vacant properties can significantly reduce the risk of these crimes and the associated financial losses, as stated by the FBI's Uniform Crime Reporting (UCR) program.

To protect their assets, preserve property value, and avoid costly legal implications associated with neglected property security, property owners should invest in comprehensive security solutions like DAWGS Vacant Property Security. By doing so, they can enjoy substantial monetary benefits while mitigating legal risks.