
Stop leaks before they drain your budget



The leak is bigger than you think

Water leaks are one of the most expensive and underreported threats to residential properties. Every day, properties lose thousands of gallons of water to preventable leaks. Every year, global non-weather water damages cost an estimated \$1.2 billion, according to **Chubb**, making them the eighth most common global cause of loss. Just one faucet leaking one drip per second can waste more than 3,000 gallons of water annually. Whether it's a silent toilet leak or a puddle pooling under a pipe, water waste drives up operating expenses and puts your building at risk. Leak detection can help you stay insured and potentially lower costs.

Leaks don't just increase utility bills, they can also trigger mold growth, weaken infrastructure and raise insurance premiums. This makes early detection not just a smart move but a requirement.

Explore how modern, scalable leak detection tools can help you catch issues early, conserve resources and protect your bottom line.

How leak detection impacts insurance

Insurance carriers are navigating rising water-related property claim costs due to more frequent and damaging events. As a result, many are increasing premiums, tightening coverage and becoming more selective about what they're willing to underwrite.

Water damage, including leaks and flood-related claims, are the second most frequent cause of loss and mold is often excluded from coverage, making proactive detection more critical than ever.

While there is currently no standard industry formula (ISO rating) for leak detection-based discounts, many carriers use Individual Risk Premium Modifications (IRPMs) to adjust rates based on risk mitigation efforts. That means **having a leak detection system may qualify your property for a discount** — but how much, and whether it applies, depends on multiple factors that impact a property's underwriting, including:

- Loss history
- Location and environmental risk (e.g., flood zones)
- Construction material and age
- Existing safety features (e.g., fire alarms, sprinklers, leak detection)
- Maintenance practices and documentation
- Market trends and carrier appetite

Example

One insurance company, **WCF**, currently offers a **7–10% discount** on property and liability policies for properties with a verified leak detection system in place. Based on an absence of loss history and continued investment in risk mitigation, **some clients' savings may reach up to 25% over time.**

THE COST OF INACTION

200
gallons/day

Average water loss
from a leaking toilet

\$100
/month

Cost of an
unreported leak

2%

Leaks reported
by tenants

70%

Insurance claims related
to water damage

10%

Average water bill
reduced by fixing leaks

Did you know?

A single leaking toilet can cost your property
over **70,000 gallons** of water per year

Smart solutions for leak detection

Ultrasonic submeters



Modern ultrasonic submeters are designed to detect large-volume water usage spikes such as burst pipes or major fixture leaks.

- Can detect slow leaks, down to a .01gpm flow
- Can detect a down-flow pipe burst in real time



The leak sensors have already caught what would have been a major leak before catastrophe struck – saving us tens of thousands of dollars.

— Senior vice president of a real estate management company

Smart leak sensors for floors and toilets



Leaks can happen anywhere. Sinks, toilets and mechanical rooms are just a few common leak locations. Yardi-supported floor-level and in-line sensors offer early detection where it matters most.

- Rope and puck sensors detect pooling water within 1/16 inch of contact
- In-line toilet sensors catch phantom flushes and continuous leaks
- Saves 20–200 gallons of water per toilet per day
- Prevents costly flooring, equipment and water damage



Water damage is my biggest worry. The nice thing about toilet leak monitors is that they give both me and my residents peace of mind.

— Area manager of a multifamily property



Who should use leak detection technology?

Leak detection systems offer powerful protection across all residential property types — not just those using utility billing. They are ideal for:

- Affordable and public housing agencies (PHAs)
- Multifamily properties
- Senior housing
- Student housing

TAKE CONTROL OF WASTED WATER

Reduce insurance costs by catching leaks early. Discover seamless, scalable and cost-effective leak detection. Leak detection doesn't just reduce risk — it shows your insurer that you're serious about prevention.

Always consult your insurance broker to understand specific discounts available through your carrier.

Learn how you can invest in risk prevention tools.

[Request a demo today.](#)

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