

Top New York Attorney David Perecman – Premise Liability: What if the Injury is Caused by a Third Party?

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A property owner has a legal responsibility to keep their premises reasonably safe for people who are on their property. However, a property owner is not responsible for injuries that occur on his/her property, that are caused by the criminal act of a third party. There are exceptions to this basic rule, though.

Special Relationship: If the property owner has a special relationship to the person injured, the property owner could be liable for injuries caused by the criminal act of a third party. Some examples of a special relationship are hotel-guest, carrier-passenger, and business owner-customer.

Foreseeable Act: If it is foreseeable to a property owner that a third party could injure someone through a criminal act, the property owner must exercise reasonable care to keep the injury from occurring. A criminal act is foreseeable if there have been prior similar incidents. A criminal act is more foreseeable if the prior incidents are recent and/or many.

Insufficient Security: A property owner has a responsibility to keep his/her property adequately secured to avoid injuries by a third party. This can include adequate lighting, secured doors and hallways, and security guards.

About The Perecman Firm

The [New York Construction Accident Attorneys](#) focus on cases involving workers' compensation, employment discrimination, personal injury, and premises accidents in New York and New Jersey, including Manhattan, Queens, Brooklyn, Westchester, the Bronx, Long Island, Harlem, and upstate New York. Contact David Perecman of [The Perecman Firm](#).