

# Welcoming Production onto Your Property

## tips for property owners

### your point of contact

A production company typically hires a local location scout or location manager to find and manage filming locations. This person will be your key contact throughout the project. It's always a good idea to confirm their credentials. Contact *Explore Minnesota Film* to verify the production company.

### set clear expectations early

Before filming begins, ensure all terms are discussed and agreed upon in writing:

- **Duration:** Confirm the number of shoot days, plus prep and wrap days. A standard shoot day is approximately 12–14 hours.
- **Walk-through:** Schedule an initial walk-through with the location manager to identify filming areas, parking, equipment placement, and any off-limits spaces.
- **Property use:** Discuss what personal items (furniture, décor, appliances) may be filmed or moved. Agree on how items not used will be stored and by whom.
- **Alterations:** If elements of your property (fences, walls, trees, etc.) may be modified or affected, make sure this is documented and agreed upon.
- **Crew access:** Decide who is permitted onsite during filming. You have the right to set clear boundaries around privacy and access.

### house rules and site management

Establish house rules in advance to protect your space and reduce stress:

- Set expectations for smoking, restroom access, kitchen use, electricity/water usage, and trash removal.
- Require floor coverings or protective materials for high-traffic areas.
- Determine where crew will park and eat meals—this is typically off-site or in designated zones.
- Clarify use of your phone, internet, or other utilities, if applicable.

### compensation, insurance and agreements

Production companies often work on tight budgets that are set prior to filming. They have some room for negotiating location fees. Make sure you are comfortable with the payment amount and schedule.

You may also want to:

- Request a security or damage deposit.

- Ask for a certificate of insurance (COI) from the production company.
  - It's standard practice to list the property owner's name and address as an additional insured on the policy.
  - The standard liability policy is typically for \$1M coverage at minimum.
  - If stunts, pyrotechnics, or animals are involved, additional or specialty coverage may be needed.
- Use a written agreement outlining responsibilities, payment, cancellation terms, and insurance/liability coverage. You may include indemnification language to ensure you're protected from any claims related to filming activities.
- The contract should be signed by a principal agent of the production company, not just a crew member.

### **clean-up and final walk-through**

The production company should leave your property as they found it—or better. Clarify:

- Who is responsible for clean-up
- When clean-up will occur (ideally within 24–48 hours of wrap)
- When you'll do a final walk-through with the location manager for approval

### **project details**

Always ask about the nature of the project and how your property will appear onscreen. Be aware of special effects (e.g., smoke, fire, simulated gunshots) that may be planned, and how neighbors will be notified if needed.

### **respect and communication**

Explore Minnesota Film encourages mutual respect, clear communication, and professionalism on all productions. Review our [Code of Conduct](#) to ensure expectations are aligned between property owners and crew.

### **thank you for playing a role in Minnesota's film legacy**

If you have questions or want to confirm project details, contact our Film & TV Production Liaison.