

A Consumer's Guide to Homeowner's Insurance in the State of Hawaii

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GENERAL INFORMATION

Homeowner's insurance is not required by law in Hawaii. Your lender, however, may require insurance on your home for the duration of your mortgage. Homeowner's insurance provides protection for your dwelling, personal property, and on-site buildings if damaged or destroyed by a covered peril. Perils are events (i.e. fire and explosion) which cause damage to property. Aside from property coverage for your home and outbuildings, each policy usually contains four additional coverages: personal property, additional living expenses, personal liability, and medical payments.

This guide provides a general overview of homeowner's insurance in Hawaii and is not intended to replace reviewing your policy. Keep in mind, insurers may have varying definitions of policy language and charge different rates for the same coverage. We encourage you to review your policy with your insurance agent to ensure your current provisions best suit your coverage needs.

TYPES OF HOMEOWNER'S INSURANCE POLICY FORMS

While coverage descriptions may vary, most insurers use one or more of the following policy forms. Comprehensive Form (HO-5), not listed, provides the broadest coverage but is uncommon.

HOMEOWNER'S POLICY FORMS			RENTER'S POLICY FORM	UNIT-OWNER'S POLICY FORM
BASIC FORM (HO-1)	BROAD FORM (HO-2)	SPECIAL FORM (HO-3)	CONTENTS BROAD FORM (HO-4)	CONDO OWNERS FORM (HO-6)
Named peril coverage: fire, lightning, windstorm excluding hurricane, hail, explosion, vandalism or malicious mischief, damage by vehicles, aircraft and riots. Since few homeowners select this limited policy, many insurers no longer offer Form HO-1.	In addition to the Basic Form (HO-1) coverages, this form also insures a home and personal property for collapse or damage from falling trees and other objects, and (under certain conditions) from steam and water damage.	Open peril coverage excluding the following: flood, surface water, sewer backups, tidal waves, earthquakes, landslides, war, nuclear radiation, and hurricane. Personal property only covered for the same perils as the Broad Form (HO-2).	This policy provides renters personal property protection against the same perils as the Broad Form (HO-2) and includes personal liability protection. Unlike the other policy forms, the renter's HO-4 form only incorporates coverages C through F.	This condominium and townhouse unit owners form offers coverage for personal property and interior finishes. The condo association typically purchases a separate policy that covers the building (including common walls and grounds) and associated liability.
>>>>>>>>>>>> Generally, as coverage increases so does your premium >>>>>>>>>>>>				

POLICY COVERAGES

Every homeowner's policy (except for HO-4) includes the following six coverages. If your policy's standard coverage is inadequate, endorsements may offer specialized coverage to meet your needs.

Section I	Coverage A: Covers main house damage. The coverage limit is typically set at or near the replacement cost of the home. For Condo Unit-Owners (HO-6), limit usually the declared value by insured.
Section I	Coverage B: Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
Section I	Coverage C: Covers damage to or loss of personal property.
Section I	Coverage D: Covers additional living expenses (incurred by the insured) to continue the "normal" standard of living when the house cannot be occupied due to a covered loss.

Sec II	Coverage E: Covers personal liability exposures. Protects against a claim/lawsuit resulting from (non-auto & non-business) bodily injury or property damage to others caused by your negligence.
Sec II	Coverage F: Regardless of who is at fault, this coverage pays for reasonable medical expenses for persons (other than you or residing family members) accidentally injured on your property.

TYPES OF VALUATION

Replacement cost is the amount necessary to replace, rebuild, or repair your home/property without deducting for depreciation. Depreciation is the decrease in an asset's value due to age, obsolescence, and/or "wear and tear." Many insurers require policyholders to insure their homes for at least 80% of its replacement value.

Actual cash value (ACV) is the cost to replace, rebuild, or repair your home/property after deducting for depreciation. Most homeowner policies cover personal property on an ACV basis.

PREMIUM DEVELOPMENT CONSIDERATIONS (VARIES BY INSURER)

Your premium may be based on, but not limited to, the following factors: type of construction, loss prevention devices, public protection class, deductible level, amount of insurance, and policy form.

BUYING INSURANCE FOR YOUR HOME

The key to insurance comparison shopping is identifying your desired deductible levels, coverage limits and provisions before getting premium quotes. Once your ideal policy parameters are selected, the quotes you receive should be on an "apples to apples" comparative basis. After obtaining multiple premium quotes, your personal preference dictates the importance of the following considerations: premium cost, service and financial stability. Generally, financial ratings from reputable sources (i.e. A.M. Best and Moody's) indicate an insurance company's financial "health" and ability to pay claims.

Note: if your agent only represents one insurance company, you may need to contact an independent agent to obtain competing quotes.

SAMPLE ANNUAL HOMEOWNERS INSURANCE PREMIUMS - OAHU



The Hawaii Insurance Division of the Department of Commerce and Consumer Affairs provides this sample premium comparison of licensed insurance companies transacting Homeowners insurance in Hawaii as part of our continuing effort to assist and educate consumers.

OAHU - SAMPLE ANNUAL HOMEOWNERS PREMIUMS

HO POLICY (HO-3) ASSUMPTIONS		DWELLING CHARACTERISTICS					
Coverage A: \$300,000 B: 10% of Coverage A C: 50% of Coverage A (ACV) D: 20% of Coverage A Section II (Liability): \$300,000 Deductible: \$500 Rates effective as of December 1, 2017		Year Built: 1974 Construction: Wood (Single-wall) Roof: Hip, asphalt shingle Elevation: 15' above sea-level Add'l Factors: Primary residence No claims in 5 yrs.		1994 Wood (Double-wall) Gable, asphalt shingle 15' above sea-level Primary residence No claims in 5 yrs.		1988 Masonry (CMU) Flat, torched membrane 15' above sea-level Primary residence No claims in 5 yrs.	
NAIC Co. Code	Insurance Company	Public Protection Class*		Public Protection Class*		Public Protection Class*	
		3	10	3	10	3	10
10805	American Pacific Insurance Company	306	464	215	341	306	457
28487	Farmers Insurance Hawaii, Inc.	361	539	221	342	361	539
12502	Dongbu Insurance Company, Ltd.	242	315	242	315	242	315
10861	Universal Property & Casualty Ins. Co.	294	412	268	376	243	340
11689	Island Premier Insurance Company, Ltd.	300	413	300	413	271	413
10759	Universal North America Ins. Co.	377	689	345	627	317	627
37265	DTRIC Insurance Company Ltd	361	395	361	395	361	395
21105	North River Insurance Co.	364	506	364	506	364	506
10938	First Security Insurance of Hawaii, Inc.	366	518	366	518	366	518
22853	Tradewind Insurance Co., Ltd.	393	546	393	546	356	546
41742	First Insurance Company of Hawaii, Ltd.	407	576	407	576	407	576
21113	United States Fire Insurance Co.	414	574	414	574	414	574
15598	Interinsurance Exchange of the Auto Club	433	524	433	524	342	431
22845	Island Insurance Company, Limited	464	642	464	642	419	642
41734	First Indemnity Insurance of Hawaii, Inc.	476	674	476	674	476	674
41726	First Fire and Casualty Insurance of Hawaii, Inc.	476	674	476	674	476	674
25180	Stillwater Insurance Company	506	636	478	600	478	600
12767	Hawaiian Insurance & Guraranty Company Ltd.	498	686	498	686	498	686
25143	State Farm Fire and Casualty Company	508	600	508	600	441	521
31348	CRUM & FORSTER INDEMNITY CO	559	777	559	777	559	777
29068	IDS Property Casualty Insurance	563	563	560	560	566	566
19232	Allstate Insurance Company	574	489	574	489	543	466
23035	Liberty Mutual Fire Ins. Co.	598	752	598	752	517	666
13056	RLI Insurance Company	644	914	644	914	550	779
12873	Privilege Underwriters Reciprocal Exchange	614	1042	647	1100	577	992
19615	American Reliable Insurance Company	666	926	666	926	666	926
26298	Metropolitan Property & Casualty Insurance Co.	715	993	715	993	844	1175
25941	United Services Automobile Association	1077	1233	1077	1233	1393	1601
21253	Garrison Property and Casualty Ins. Co.	1088	1229	1088	1229	1506	1699
25968	USAA Casualty Insurance Co.	1088	1229	1088	1229	1400	1593
20281	Federal Insurance Company	1310	2347	1295	2320	1310	2347
20346	Pacific Indemnity Company	1310	2347	1295	2320	1310	2347
18600	USAA General Indemnity Co.	1367	1566	1367	1566	1740	2000
25623	The Phoenix Insurance Company	1810	2534	1810	2534	1810	2534
25658	The Travelers Indemnity Company	1810	2534	1810	2534	1810	2534

DNW = Does Not Write

OAHU - SAMPLE ANNUAL HOMEOWNERS HURRICANE PREMIUMS

Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For information about homeowner's hurricane insurance, please visit www.hawaii.gov/dcca/ins/hurricane-insurance.html

HURRICANE POLICY		DWELLING CHARACTERISTICS (same as HOMEOWNERS)			
Replacement Cost: \$300,000 Deductible: DED (below) Rates effective as of December 1, 2017		Construction: Wood (Single-wall) Wind R Devices: None R = Resistive		Wood (Double-wall) Hurricane roof clips Foundation anchors	Masonry (CMU) Hurricane roof clips
NAIC Co. Code	Insurance Company	PPC	Premium (\$)	Premium (\$)	Premium (\$)
11932	White Pine Insurance Company	2%	1368	319	348
12873	Privilege Underwriters Reciprocal Exchange	2%	1554	436	663
10887	Coastal Select Insurance Company	2%	1593	443	408
11026	Zephyr Insurance Company	2%	1682	444	474
19615	American Reliable Insurance Company	2%	560	493	385
12502	Dongbu Insurance Company, Ltd.	2%	1620	564	584
10799	GeoVera Insurance Company	2%	2113	569	540
20338	Palomar Specialty Insurance Company	2%	1687	656	437
37273	AXIS Insurance Company	2%	2510	743	914
10861	Universal Property & Casualty Ins. Co.	2%	1973	753	608
10759	Universal North America Ins. Co.	2%	2233	759	736
12573	Centauri Specialty	2%	1700	836	638
25180	Stillwater Insurance Company	2%	906	906	496
12767	Hawaiian Insurance & Guraranty Company Ltd.	2%	1808	943	610
15598	Interinsurance Exchange of the Auto Club	2%	1887	953	755
25968	USAA Casualty Insurance Co.	2%	1931	1046	1195
21253	Garrison Property and Casualty Ins. Co.	2%	1931	1046	1195
25941	United Services Automobile Association	2%	2056	1114	1273
25143	State Farm Fire and Casualty Company	2%	1488	1194	1101
18600	USAA General Indemnity Co.	2%	2511	1360	1554
29068	IDS Property Casualty Insurance	5%	1921	1670	1445
13056	RLI Insurance Company	2%	2407	2206	2152
25623	The Phoenix Insurance Company	2%	2446	2446	2446
25658	The Travelers Indemnity Company	2%	2446	2446	2446

OAHU - SAMPLE HOMEOWNERS WITH HURRICANE COVERAGE INCLUDED

Assumptions and Dwelling Characteristics Same as Above							
NAIC Co. Code	Insurance Company	Public Protection Class*		Public Protection Class*		Public Protection Class*	
		3	10	3	10	3	10
14432	Family Security Insurance Company	1199	N/A	899	N/A	850	N/A
30104	Hartford Underwriters Insurance Company	1687	1855	1518	1670	1737	1911
18279	Bankers Standard Insurance Company	1651	2362	1651	2362	1562	2096

These sample premiums INCLUDE Hurricane coverage

SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE HOMEOWNERS PREMIUM

Your Homeowners insurance premium may be affected by, but not limited to, the following considerations: coverage limits, deductible levels, loss preventative devices (i.e. security system) and previous claims. Each insurer may have unique rating factors associated with these risk classifications so your current or quoted premium could vary from these sample indications. Please contact your agent to obtain quotes that account for your home's specific attributes and desired coverage provisions.

*WHAT IS A PUBLIC PROTECTION CLASSIFICATION?

Public Protection Classification (PPC) is a rating criterion that measures a community's fire protection capabilities. PPC community grading is based on Fire Department characteristics, available water supply, and communication system. The majority of Oahu properties are classified as a **PPC 3**. If you live in Tantalus or Waialua, please contact your agent to verify your property's classification. Generally, dwellings located more than 5 road miles from a recognized fire station and 1000 feet from a 4" hydrant are a PPC 10.

SAMPLE ANNUAL HOMEOWNERS INSURANCE PREMIUMS - NEIGHBOR ISLAND



The Hawaii Insurance Division of the Department of Commerce and Consumer Affairs provides this sample premium comparison of licensed insurance companies transacting Homeowners insurance in Hawaii as part of our continuing effort to assist and educate consumers.

NEIGHBOR ISLAND - SAMPLE ANNUAL HOMEOWNERS PREMIUMS

HOMEOWNERS POLICY (HO-3) ASSUMPTIONS		DWELLING CHARACTERISTIC ASSUMPTIONS																	
Coverage A: \$300,000 B: 10% of Coverage A C: 50% of Coverage A (ACV) D: 20% of Coverage A Section II (Liability): \$300,000 Deductible: \$500		Year Built: 1974 Elevation: 15' above sea-level Construction: Wood (Single-wall) Roof: Hip, asphalt shingle Add'l: Primary residence, no claims in 5 yrs.						Year Built: 1994 Elevation: 15' above sea-level Construction: Wood (Double-wall) Roof: Gable, asphalt shingle Add'l: Primary residence, no claims in 5 yrs.						Year Built: 1988 Elevation: 15' above sea-level Construction: Masonry (CMU) Roof: Flat, torched membrane Add'l: Primary residence, no claims in 5 yrs.					
NAIC Co. Code	Insurance Company	Public Protection Class*						Public Protection Class*						Public Protection Class*					
		4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10
10805	American Pacific Insurance Company	310	315	319	357	417	464	218	222	225	255	303	341	310	315	319	324	411	457
28487	Farmers Insurance Hawaii, Inc.	366	372	375	417	487	539	225	228	232	261	308	342	366	372	375	417	487	539
12502	Dongbu Insurance Company, Ltd.	244	246	247	269	294	315	244	246	247	269	294	315	244	246	247	269	294	315
10861	Universal Property & Casualty Ins. Co.	296	299	302	305	384	412	271	274	276	279	350	376	246	248	250	252	317	340
11689	Island Premier Insurance Company, Ltd.	300	300	300	327	386	413	300	300	300	327	386	413	271	271	271	300	386	413
10759	Universal North America Ins. Co.	348	362	391	419	518	632	320	320	320	345	473	575	294	294	294	320	473	575
37265	DTRIC Insurance Company Ltd	361	361	361	395	395	395	361	361	361	395	395	395	361	361	361	395	395	395
21105	North River Insurance Co.	364	364	364	400	470	506	364	364	364	400	470	506	364	364	364	470	506	506
10938	First Security Insurance of Hawaii, Inc.	369	374	377	409	482	518	369	374	377	409	482	518	369	374	377	381	482	518
22853	Tradewind Insurance Co., Ltd.	393	393	393	431	508	546	393	393	393	431	508	546	356	356	356	393	508	546
41742	First Insurance Company of Hawaii, Ltd.	410	415	418	454	535	576	410	415	418	454	535	576	410	415	418	423	535	576
21113	United States Fire Insurance Co.	414	414	414	454	534	574	414	414	414	454	534	574	414	414	414	454	534	574
25180	Stillwater Insurance Company	488	488	488	488	569	606	461	461	461	461	537	572	461	461	461	461	537	572
22845	Island Insurance Company, Limited	464	464	464	508	598	642	464	464	464	508	598	642	419	419	419	464	598	642
41734	First Indemnity Insurance of Hawaii, Inc.	480	486	490	532	627	674	480	486	490	532	627	674	480	486	490	495	627	674
41726	First Fire and Casualty Insurance of Hawaii, Inc.	480	486	490	532	627	674	480	486	490	532	627	674	480	486	490	495	627	674
19232	Allstate Insurance Company	489	524	524	543	574	0	489	524	524	543	574	0	478	489	489	524	543	0
12767	Hawaiian Insurance & Guraranty Company Ltd.	498	498	498	545	639	686	498	498	498	544	639	686	498	498	498	498	639	686
15598	Interinsurance Exchange of the Auto Club	502	502	531	531	561	585	502	502	531	531	561	585	397	415	431	431	455	481
29068	IDS Property Casualty Insurance	535	535	535	535	535	535	532	532	532	532	532	532	537	537	537	537	537	537
31348	CRUM & FORSTER INDEMNITY CO	559	559	559	613	722	777	559	559	559	613	722	777	559	559	559	559	722	777
25143	State Farm Fire and Casualty Company	563	600	600	600	664	664	563	600	600	600	664	664	489	521	521	521	577	577
23035	Liberty Mutual Fire Ins. Co.	636	649	649	687	724	769	636	649	649	687	724	769	541	560	573	573	392	680
12873	Privilege Underwriters Reciprocal Exchange	614	614	614	748	882	1042	647	647	647	788	930	1100	577	577	577	721	828	992
13056	RLI Insurance Company	651	658	664	722	850	914	651	658	664	722	850	914	556	561	567	572	725	779
19615	American Reliable Insurance Company	666	666	666	730	861	926	666	666	666	730	861	926	666	666	666	666	861	926
26298	Metropolitan Property & Casualty Insurance Co.	694	759	759	791	856	920	694	759	759	791	856	920	820	898	898	935	1015	1089
25941	United Services Automobile Association	740	770	795	806	890	903	740	770	795	806	879	889	871	909	935	951	1031	1038
21253	Garrison Property and Casualty Ins. Co.	766	794	816	826	892	901	766	794	816	826	892	901	1191	1227	1251	1266	1337	1344
25968	USAA Casualty Insurance Co.	766	794	816	826	892	901	766	794	816	826	892	901	903	940	963	979	1050	1057
18600	USAA General Indemnity Co.	978	1018	1050	1065	1164	1178	978	1018	1050	1065	1164	1178	1144	1194	1228	1249	1357	1367
25623	The Phoenix Insurance Company	1810	1810	1810	1991	2353	2534	1810	1810	1810	1991	2353	2534	1810	1810	1810	1810	2353	2534
25658	The Travelers Indemnity Company	1810	1810	1810	1991	2353	2534	1810	1810	1810	1991	2353	2534	1810	1810	1810	1810	2353	2534
20281	Federal Insurance Company	2151	2151	2249	2249	2347	2347	2151	2151	2249	2249	2347	2347	2151	2151	2249	2249	2347	2347
20346	Pacific Indemnity Company	2151	2151	2249	2249	2347	2347	2151	2151	2249	2249	2347	2347	2151	2151	2249	2249	2347	2347

DNW = Does Not Write

NEIGHBOR ISLAND - SAMPLE ANNUAL HURRICANE PREMIUM

Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For information about homeowner's hurricane insurance, please visit www.hawaii.gov/dcca/ins/hurricane-insurance.html

HURRICANE POLICY ASSUMPTIONS		DWELLING CHARACTERISTICS (same as HOMEOWNERS)		
Replacement Cost: \$300,000 Deductible: DED (below) Rates effective as of: 12/1/2017		Construction: Wood (Single-wall) None	Wood (Double-wall) Hurricane roof clips Foundation anchors	Masonry (CMU) Hurricane roof clips
NAIC Co. Code	Insurance Company	Wind R Devices: R = Resistive	Premium (\$)	Premium (\$)
11932	White Pine Insurance Company	2%	1368	319
12873	Privilege Underwriters Reciprocal Exchange	2%	1554	436
10887	Coastal Select Insurance Company	2%	1593	443
11026	Zephyr Insurance Company	2%	1682	444
19615	American Reliable Insurance Company	2%	560	493
12502	Dongbu Insurance Company, Ltd.	2%	1620	564
10799	GeoVera Insurance Company	2%	2113	569
20338	Palomar Specialty Insurance Company	2%	1687	656
37273	AXIS Insurance Company	2%	2510	743
10861	Universal Property & Casualty Ins. Co.	2%	1973	753
10759	Universal North America Ins. Co.	2%	2233	759
12573	Centauri Specialty	2%	1890	836
25180	Stillwater Insurance Company	2%	906	906
12767	Hawaiian Insurance & Guraranty Company Ltd	2%	1808	943
15598	Interinsurance Exchange of the Auto Club	2%	1887	953
29068	IDS Property Casualty Insurance	5%	1251	1088
25143	State Farm Fire and Casualty Company	2%	1488	1194
25968	USAA Casualty Insurance Co.	2%	4026	2180
21253	Garrison Property and Casualty Ins. Co.	2%	4026	2180
13056	RLI Insurance Company	2%	2414	2213
25941	United Services Automobile Association	2%	4334	2348
25623	The Phoenix Insurance Company	2%	2446	2446
25658	The Travelers Indemnity Company	2%	2446	2446
18600	USAA General Indemnity Co.	2%	5233	2835

OAHU - SAMPLE HOMEOWNERS WITH HURRICANE COVERAGE INCLUDED

Assumptions and Dwelling Characteristics Same as Above		Public Protection Class*						Public Protection Class*						Public Protection Class*						These sample premiums INCLUDE Hurricane coverage
NAIC Co. Code	Insurance Company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10	
14432	Family Security Insurance Company	1237	1240	1240	1264	1451	N/A	866	905	905	928	1107	N/A	834	837	873	896	1075	N/A	<<<<<<
30104	Hartford Underwriters Insurance Company	1687	1687	1687	1687	1855	1855	1518	1518	1518	1518	1670	1670	1737	1737	1737	1737	1911	1991	<<<<<<
18279	Bankers Standard Insurance Company	1651	1651	1651	1917	2184	2362	1651	1651	1651	1917	2184	2362	1562	1562	1562	1829	2006	2096	<<<<<<

SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE HOMEOWNERS PREMIUM

The premium cost of your Homeowners insurance policy may be affected by, but not limited to, the following considerations: coverage limits, deductible levels, loss preventative devices (i.e. security system) and previous claims. Each insurance company may have unique rating factors associated with these risk classifications so your current or quoted premium could vary from these sample indications. Please contact your insurance agent to obtain quotes that account for your home's specific attributes and desired coverage provisions.

***WHAT IS A PUBLIC PROTECTION CLASSIFICATION?**

Public Protection Classification (PPC) is a rating criterion that measures a community's fire protection capabilities. PPC community grading is based on Fire Department characteristics, available water supply, and communication system. Generally, dwellings located more than 5 road miles from a recognized fire station and 1000 feet from a 4" hydrant are a PPC 10. For the neighbor islands, PPC grades vary by island and community. Please contact your insurance agent to obtain the PPC associated with your property location.