# A Consumer's Guide to Homeowner's Insurance in the State of Hawaii Insurance Division, State of Hawaii Department of Commerce and Consumer Affairs 335 Merchant Street, Room 213 Honolulu, Hawaii 96813 Phone: 808-586-2809

### **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.

# BASIC FORM (HO-1)

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.

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# **HOMEOWNER'S POLICY FORMS**

### **BROAD FORM (HO-2)**

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.

Generally, as coverage increases so does your premium

# SPECIAL FORM (HO-3)

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).

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# **RENTER'S POLICY FORM**

# **CONTENTS BROAD FORM (HO-4)**

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.

# **UNIT-OWNER'S POLICY FORM**

### **CONDO OWNERS FORM (HO-6)**

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.

### **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.

			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.
ı	ion	Coverage B:	Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
ı	ect	Coverage C:	Covers damage to or loss of personal property.

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.

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.

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 "heath" 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 RENTERS (TENANT) 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 inuing effort to assist and educate consumers.

insurance in Hawaii as part of our conti														
	OAHU - SAMPLE ANNUAL RENTERS PREMIUMS													
но Роі	LICY (HO-4) ASSUMPTIONS		C	WELLING (	CHARACTER	ISTICS								
	\$35,000 (Replacement) 20% of Coverage C \$300,000	Year Built: Construction: Roof:	1974 Wood ( <b>Sin</b> Hip, aspha		1994 Wood ( <b>Dou</b> Gable, aspl		1988 Masonry (CMU) Flat, torched membrane							
Deductible:		Elevation: Add'l Factors:	15' above s Primary res No claims i	sidence	15' above s Primary res No claims in	idence	15' above sea-level Primary residence No claims in 5 yrs.							
NAIC Co. Code	Insurance Compa	ny	Public Prote	ection Class*	Public Prote	ction Class*	Public Prote	ection Class*						
21253 12502	Garrison Property and Casualty Ins Dongbu Insurance Company, Ltd.		93 109	93 194	93 109	93 190	93 97	93 145						
25143 10861 10938	State Farm Fire and Casualty Com Universal Property & Casualty Ins. First Security Insurance of Hawaii,	Co.	114 137 155	124 262 307	114 137 155	124 262 307	114 125 150	124 201 233						
29068 41742	IDS Property Casualty Insurance First Insurance Company of Hawaii	i, Ltd.	162 170	162 335	162 170	162 335	162 154	162 254						
10805 41734 41726	American Pacific Insurance Compa First Indemnity Insurance of Hawai First Fire and Casualty Insurance of	i, Ínc.	175 181 181	357 357 357	175 181 181	357 357 357	157 164 164	268 271 271						
15598 23035	Interinsurance Exchange of the Au Liberty Mutual Fire Ins. Co.		185 187	207 210	185 187	207 210	185 187	207 210						
10759 26298	Universal North America Ins. Co. Metropolitan Property & Casualty In	nsurance Co.	187 192	334 218	187 192	334 218	172 192	261 218						
37265 25180 11689	DTRIC Insurance Company Ltd Stillwater Insurance Company Island Premier Insurance Company	/ Ltd	202 203 205	386 221 396	202 203 205	386 221 396	184 170 185	294 185 300						
28487 22853	Farmers Insurance Hawaii, Inc. Tradewind Insurance Co., Ltd.	,,	220 227	449 441	220 227	449 441	197 207	337 334						
12873 21105	Privilege Underwriters Reciprocal E North River Insurance Co.	Exchange	241 259	483 460	241 259	483 460	241 234	483 386						
19232 22845	Allstate Insurance Company Island Insurance Company, Limited	i	262 266	240 519	262 266	240 519	262 243	240 393						

### OAHU - SAMPLE ANNUAL RENTERS 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

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H	IURRICANE POLICY		D۱	DWELLING CHARACTERISTICS (same as RENTERS)								
	overage: \$35,000	Constructi	-	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)						
	ductible: DED (below)	Wind R Devic		None	Hurricane roof clips	Hurricane roof clips						
Rates effecti	ve as of December 1, 2017	R = Resistive			Foundation anchors							
NAIC	Insurance Company		ᇤ	Premium (\$)	Premium (\$)	Premium (\$)						
Co. Code	,		Ð	(,,	,,,	, , , ,						
29068	IDS Property Casualty Insurance		5%	37	37	20						
10861	Universal Property & Casualty Ins.	Co.	2%	45	38	20						
25180	Stillwater Insurance Company		2%	40	40	15						
25143	State Farm Fire and Casualty Com	pany 2	2%	48	48	43						
12502	Dongbu Insurance Company, Ltd.		2%	129	56	56						
11026	Zephyr Insurance Company		2%	148	60	62						
12573	Centauri Specialty		2%	137	61	53						
37273	AXIS Insurance Company	:	2%	140	75	75						
15598	Interinsurance Exchange of the Au	to Club 2	2%	173	88	69						
20338	Palomar Specialty Insurance Comp	any 2	2%	164	92	77						
25941	United Services Automobile Assoc	iation 2	2%	93	93	93						
25968	USAA Casualty Insurance Co.		2%	93	93	93						
18600	USAA General Indemnity Co.		2%	93	93	93						
10799	GeoVera Insurance Company		2%	155	100	100						
10887	Coastal Select Insurance Company	/ :	2%	117	100	100						
10759	Universal North America Ins. Co.	:	2%	151	100	100						
11932	White Pine Insurance Company	:	2%	110	110	110						
12873	Privilege Underwriters Reciprocal E	xchange 2	2%	435	115	186						
12767	Hawaiian Insurance & Guraranty C	ompany Ltd. 2	2%	128	128	47						
25623	The Phoenix Insurance Company		2%	172	172	172						
25658	The Travelers Indemnity Company		2%	172	172	172						
21253	Garrison Property and Casualty Ins	s. Co. 2	2%	405	405	405						
13056	RLI Insurance Company		2%	498	482	404						

DNW = Does Not Write

United States Fire Insurance Co.

USAA General Indemnity Co.

USAA Casualty Insurance Co.

The Travelers Indemnity Company

The Phoenix Insurance Company

Federal Insurance Company

Pacific Indemnity Company

**RLI Insurance Company** 

Hawaiian Insurance & Guraranty Company Ltd.

United Services Automobile Association

CRUM & FORSTER INDEMNITY CO

### **OAHU - SAMPLE RENTERS WITH HURRICANE COVERAGE INCLUDED**

	Assumptions and Dwelling Characteristics Same as Above														
NAIC	Insurance Company	Public Prote	ction Class*	Public Prot	ection Class*	Public Prot	ection Class*								
Co. Code	insurance Company	3	3 10 3 10 3 10			These counts requires INCLUDE thurstone courses									
30104	Hartford Underwriters Insurance Company	657	1182	657	1182	591	991	<<<<<	These sample premiums INCLUDE Hurricane coverage						
18279	Bankers Standard Insurance Company	799	1597	799	1597	718	1398	<<<<<							

### SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE RENTERS PREMIUM

Your Renters 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?

# SAMPLE ANNUAL RENTERS (TENANT) 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.

		NEIGI	HBOR I	SLANI	D - SAN	IPLE A	NNUAL	RENTI	ERS PF	REMIUN	//S								
RE	ENTERS POLICY (HO-4) ASSUMPTIONS							DWELLI	NG CH	ARACTE	RISTIC	ASSU	MPTION	S					
_	*****	Construc	ction: Wo	od ( <b>Sing</b> t shingle	le-wall)	oove sea-	level	Constru Roof: G	able, aspl	od ( <b>Dout</b> halt shing			level	Year Built: 1988 Elevation: 15' above sea-level Contruction: Masonry (CMU) Roof: Flat, torched membrane Add'l: Primary residence, no claims in 5 yrs.					
NAIC	Insurance Commons		Publ	ic Prote	ection C	lass*		Public Protection Class*							Pub	lic Prote	ection CI	ass*	
Co. Code	Insurance Company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10
21253	Garrison Property and Casualty Ins. Co.	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93	93
12502	Dongbu Insurance Company, Ltd.	109	110	112	130	154	190	109	110	112	130	154	190	99	100	102	102	126	145
25143	State Farm Fire and Casualty Company	114	118	118	121	124	124	114	118	118	121	124	124	114	118	118	121	124	124
18600	USAA General Indemnity Co.	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117	117
25968	USAA Casualty Insurance Co.	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133
10861	Universal Property & Casualty Ins. Co.	139	140	141	164	213	262	139	140	141	164	213	262	126	128	129	130	176	201
10938	First Security Insurance of Hawaii, Inc.	157	158	159	188	247	307	157	158	159	188	247	307	150	150	150	150	203	233
29068	IDS Property Casualty Insurance	159	159	159	159	159	159	159	159	159	159	159	159	159	159	159	159	159	159
41742	First Insurance Company of Hawaii, Ltd.	171	172	173	205	269	335	171	172	173	205	269	335	155	156	159	159	221	254
10805	American Pacific Insurance Company	176	178	181	214	285	357	176	178	181	214	285	357	160	162	162	163	232	268
41734	First Indemnity Insurance of Hawaii, Inc.	183	184	185	219	287	357	183	184	185	219	287	357	165	167	170	170	236	271
41726	First Fire and Casualty Insurance of Hawaii, Inc.	183	184	185	219	287	357	183	184	185	219	287	357	165	167	170	170	236	271
23035	Liberty Mutual Fire Ins. Co.	187	194	194	201	210	210	187	194	194	201	210	210	187	194	194	201	210	210
10759	Universal North America Ins. Co.	187	187	187	216	276	334	187	187	187	216	276	334	172	172	172	172	231	261
15598	Interinsurance Exchange of the Auto Club	189	195	196	196	207	207	189	195	196	196	207	207	189	195	196	197	207	207
26298	Metropolitan Property & Casualty Insurance Co.	192	201	201	210	218	218	192	201	201	210	218	218	192	201	201	210	218	218
37265	DTRIC Insurance Company Ltd	202	202	202	202	314	386	202	202	202	202	314	386	184	184	184	184	256	294
25180	Stillwater Insurance Company	203	203	203	203	221	221	203	203	203	203	221	221	170	170	170	170	185	185
11689	Island Premier Insurance Company, Ltd.	205	205	205	243	320	396	205	205	205	243	320	396	185	185	185	185	262	300
28487	Farmers Insurance Hawaii, Inc.	222	224	226	269	359	449	222	224	226	269	359	449	199	202	204	206	291	337
22853	Tradewind Insurance Co., Ltd.	227	227	227	270	355	441	227	227	227	270	355	441	207	207	207	207	290	334
12873	Privilege Underwriters Reciprocal Exchange	241	241	241	290	322	483	241	241	241	290	322	483	241	241	241	290	322	483
19232	Allstate Insurance Company	245	248	249	262	262	0	245	248	249	262	262	0	245	248	249	262	262	0
21105	North River Insurance Co.	259	259	259	259	373	460	259	259	259	259	373	460	234	234	234	234	335	386
22845	Island Insurance Company, Limited	266	266	266	318	416	519	266	266	266	318	416	519	243	243	243	243	342	393
21113	United States Fire Insurance Co.	295	295	295	295	424	524	295	295	295	295	424	524	266	266	266	266	381	438
12767	Hawaiian Insurance & Guraranty Company Ltd.	303	303	303	358	471	583	303	303	303	358	471	583	274	274	274	274	388	445
25941	United Services Automobile Association	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342
13056	RLI Insurance Company	363	367	371	439	579	718	363	367	371	439	579	718	281	283	288	291	404	463
31348	CRUM & FORSTER INDEMNITY CO	397	397	397	397	570	706	397	397	397	397	570	706	360	360	360	360	514	593
25623	The Phoenix Insurance Company	740	740	740	888	1184	1482	740	740	740	888	1184	1482	667	667	667	667	962	1111
25658	The Travelers Indemnity Company	740	740	740	888	1184	1482	740	740	740	888	1184	1482	667	667	667	667	962	1111
20281	Federal Insurance Company	778	778	864	864	1061	1061	778	778	864	864	1061	1061	778	778	864	864	1061	1061
20346	Pacific Indemnity Company	778	778	864	864	1061	1061	778	778	864	864	1061	1061	778	778	864	864	1061	1061

	NEIGHBOR ISLAN	ND - SAMPLE	ANNUAL HURRICA	NE PREMIUM			
Hurricane insu	rance supplements your homeowner's policy insurance, please		erty damage due to hurric gov/dcca/ins/hurricane-ins		t homeowner's hurricane		
HURRIC	CANE POLICY ASSUMPTIONS	DWEI	LLING CHARACTERIS	TICS (same as HOME)	OWNERS)		
Contents C	overage \$35,000	Construction:	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)		
De	ductible: DED (below) Wir	nd R Devices:	None	Hurricane roof clips	Hurricane roof clips		
Rates effect	tive as of: 12/1/2017	R = Resistive		Foundation anchors			
NAIC Co. Code	Insurance Company	DED	Premium (\$)	Premium (\$)	Premium (\$)		
29068	IDC Dranasti Casualti Ingurana	5%	17	17	9		
10861	IDS Property Casualty Insurance Universal Property & Casualty Ins. Co.	5% 2%	17 45	38	20		
25180	Stillwater Insurance Company	2%	45 40	40	15		
25143	State Farm Fire and Casualty Compa		48	48	43		
12502	Dongbu Insurance Company, Ltd.	2%	129	56	56		
11026	Zephyr Insurance Company	2%	148	60	62		
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37273	AXIS Insurance Company	2%	140	75	75		
15598	Interinsurance Exchange of the Auto Club	2%	173	88	69		
20338	Palomar Specialty Insurance Compar		164	92	77		
25941	United Services Automobile Associati		93	93	93		
25968	USAA Casualty Insurance Co.	2%	93	93	93		
18600	USAA General Indemnity Co.	2%	93	93	93		
10799	GeoVera Insurance Company	2%	155	100	100		
10887	Coastal Select Insurance Company	2%	117	100	100		
10759	Universal North America Ins. Co.	2%	151	100	100		
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12767	Hawaiian Insurance & Guraranty Com	npany Ltd 2%	128	128	47		
21253	Garrison Property and Casualty Ins. 0	Co. 2%	133	133	133		
25623	The Phoenix Insurance Company	2%	172	172	172		
25658	The Travelers Indemnity Company	2%	172	172	172		
13056	RLI Insurance Company	2%	500	484	406		

	OAHU - SAMPLE RENTERS WITH HURRICANE COVERAGE INCLUDED																				
	Assumptions and Dwelling Characteristics Same as Above																				
NAIC	Insurance Company	Public Protection Class*				Public Protection Class*					Public Protection Class*										
Co. Code	insurance company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10		These sample premiums INCLUDE Hurricane coverage
10111	American Bankers Ins. Co. of Florida	261	261	261	261	261	261	261	261	261	261	261	261	261	261	261	261	261	261	<<<<	·<
30104	Hartford Underwriters Insurance Company	657	657	657	657	959	1182	657	657	657	657	959	1182	591	591	591	591	854	991	<<<<	<
18279	Bankers Standard Insurance Company	799	799	799	959	1278	1597	799	799	799	959	1278	1597	718	718	718	879	1158	1398	<<<<	es e

### SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE HOMEOWNERS PREMIUM

The premium cost of your Renters 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.

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