

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.
	Coverage B: Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
	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.
Section 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.
	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 CONDOMINIUM UNIT-OWNERS 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 CONDO UNIT-OWNERS PREMIUMS

HO POLICY (HO-6) ASSUMPTIONS		BUILDING CHARACTERISTICS					
Contents/Int.: \$125,000 (Replacement) D: 40% of Coverage C Section II: \$310,000 Deductible: \$500 Rates effective as of December 1, 2018		Year Built: 1972 Construction: Wood (Single-wall) Roof: Hip, asphalt shingle Elevation: 15' above sea-level Add'l Factors: Primary residence No claims in 5 yrs.		2008 Wood (Double-wall) Gable, asphalt shingle 15' above sea-level Primary residence No claims in 5 yrs.		2000 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
25941	United Services Automobile Association	57	63	57	63	56	58
29068	IDS Property Casualty Insurance	65	65	65	65	35	35
25968	USAA Casualty Insurance Co	83	92	83	92	79	84
21253	Garrison Property and Casualty Insurance Company	83	92	83	92	79	84
18600	USAA General Indemnity Company	113	125	113	125	107	115
10805	American Pacific Insurance Company	263	537	263	537	235	404
37265	DTRIC INSURANCE COMPANY, LTD	279	539	279	539	253	411
12767	Hawaiian Insurance & Guaranty Company Ltd.	336	639	281	530	300	479
12873	Privilege Underwriters Reciprocal Exchange	308	651	308	651	285	593
26298	Metropolitan Property & Casualty Ins Co	308	352	308	352	308	352
25143	State Farm Fire and Casualty Company	315	347	315	347	315	347
23035	Liberty Mutual Fire Ins Co	319	360	319	360	319	360
41726	First Security Insurance	321	648	321	648	288	488
10759	Universal North America Ins Co	331	624	331	624	303	476
12502	DB Insurance Co.,Ltd.	364	701	364	701	326	528
11689	Island Premier Insurance Company, Ltd.	373	733	373	733	340	555
28487	Farmers Insurance Hawaii, Inc.	386	787	386	787	348	590
21105	North River Insurance Co.	388	641	388	641	358	549
10861	Universal Property & Casualty Insurance Company	406	809	406	809	366	611
41459	Armed Forces Insurance Exchange	408	803	408	803	369	605
19232	Allstate Insurance Company	411	466	411	466	411	466
22853	Tradewind Insurance Company, Limited	415	820	415	820	379	618
21113	United States Fire Insurance Co.	432	723	432	723	395	614
15598	Interinsurance Exchange of the Automobile Club	459	525	459	525	459	525
19615	American Reliable Insurance Company	462	908	462	908	418	685
41742	First Insurance Company of Hawaii, Ltd.	463	934	463	934	415	704
22845	Island Insurance Company, Limited	490	964	490	964	442	729
41734	First Indemnity Insurance of Hawaii, Inc.	570	1149	570	1149	511	866
41726	First Fire and Casualty Insurance of Hawaii, Inc.	570	1149	570	1149	511	866
25180	Stillwater Insurance Company	706	782	706	782	706	782
31348	Crum & Forster Indemnity Co	742	1253	742	1253	679	1065
13056	RLI Insurance Company	761	1531	761	1531	583	984
20281	Federal Ins Co	775	1434	775	1434	775	1434
20346	Pacific Indemnity Co	775	1434	775	1434	775	1434
25623	The Phoenix Insurance Co	1380	2702	1380	2702	1248	2040
25658	The Travelers Indemnity Company	1380	2702	1380	2702	1248	2040

DNW = Does Not Write

OAHU - SAMPLE ANNUAL CONDO UNIT-OWNERS 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		BUILDING CHARACTERISTICS (same as CONDO OWNERS)			
Contents/Interior: \$125,000 Deductible: DED (below) Rates effective as of December 1, 2018		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	R	Premium (\$)	Premium (\$)	Premium (\$)
25968	USAA Casualty Insurance Co	2%	94	65	57
21253	Garrison Property and Casualty Insurance Company	2%	94	65	57
25941	United Services Automobile Association	2%	111	77	69
18600	USAA General Indemnity Company	2%	122	85	75
12767	Hawaiian Insurance & Guaranty Company Ltd.	2%	290	95	71
41459	Armed Forces Insurance Exchange	2%	106	106	44
11932	White Pine Insurance Company	2%	110	110	110
10887	Coastal Select Insurance Company	2%	494	116	119
10861	Universal Property & Casualty Insurance Company	2%	146	124	65
11026	Zephyr Insurance Company, Inc.	2%	602	143	143
10799	GeoVera Insurance Company	2%	640	152	154
12873	Privilege Underwriters Reciprocal Exchange	2%	616	163	157
12573	Centauri Specialty Insurance Company	2%	604	175	160
12502	DB Insurance Co.,Ltd.	2%	409	178	161
20338	Palomar Specialty Insurance Company	2%	519	192	148
25623	The Phoenix Insurance Co	2%	200	200	200
25658	The Travelers Indemnity Company	2%	200	200	200
10759	Universal North America Ins Co	2%	633	214	165
19615	American Reliable Insurance Company	2%	261	229	178
25143	State Farm Fire and Casualty Company	2%	243	243	214
37273	AXIS Insurance Company	2%	583	266	212
25180	Stillwater Insurance Company	2%	314	314	134
15598	Interinsurance Exchange of the Automobile Club	2%	723	342	236
29068	IDS Property Casualty Insurance	5%	580	580	580
13056	RLI Insurance Company	2%	1332	1267	1102

OAHU - SAMPLE CONDO UNIT-OWNERS 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
30104	Hartford Underwriters Insurance Company	918	1652	918	1652	826	1386
18279	Bankers Standard Ins Co	1322	2363	1322	2363	1218	2103

These sample premiums INCLUDE Hurricane coverage

SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE CONDOMINIUM UNIT-OWNERS PREMIUM

Your Condominium 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 Waiialua, 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 CONDOMINIUM UNIT-OWNERS 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 CONDO UNIT-OWNERS PREMIUMS

CONDO OWNERS POLICY (HO-6) ASSUMPTIONS		BUILDING CHARACTERISTIC ASSUMPTIONS																							
Coverage C: \$125,000 (Replacement) D: 40% Deductible: \$500 Section II: \$310,000 Rates effective as of December 1, 2018		Year Built: 1972 Elevation: 15' above sea-level Construction: Wood (Single-wall) Roof: Hip, asphalt shingle Add'l: Primary residence, no claims in 5 yrs.								Year Built: 2008 Elevation: 15' above sea-level Construction: Wood (Double-wall) Roof: Gable, asphalt shingle Add'l: Primary residence, no claims in 5 yrs.								Year Built: 2000 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						
29068	IDS Property Casualty Insurance	30	30	65	30	30	30	30	30	65	30	30	30	16	16	35	16	16	16	16					
25941	United Services Automobile Association	50	52	54	54	59	59	59	59	52	54	54	59	59	45	47	48	48	52	52					
25968	USAA Casualty Insurance Co	72	74	78	78	86	86	86	86	72	74	78	78	86	65	67	69	69	75	75					
21253	Garrison Property and Casualty Insurance Company	72	74	78	78	86	86	86	86	72	74	78	78	86	65	67	69	69	75	75					
18600	USAA General Indemnity Company	96	100	105	105	117	117	117	117	96	100	105	105	117	86	89	93	93	101	101					
10805	American Pacific Insurance Company	266	269	271	322	430	537	537	537	266	269	271	322	430	238	243	246	249	350	404					
37265	DTRIC INSURANCE COMPANY, LTD	279	279	279	279	436	539	539	539	279	279	279	279	436	253	253	253	253	357	411					
12767	Hawaiian Insurance & Guraranty Company Ltd.	336	336	336	395	517	639	639	639	281	281	281	311	431	300	300	300	300	420	479					
12873	Privilege Underwriters Reciprocal Exchange	309	309	309	376	423	651	651	651	308	308	308	377	422	285	285	285	347	388	593					
26298	Metropolitan Property & Casualty Ins Co	308	325	325	339	352	352	352	352	308	325	325	339	352	308	325	325	339	352	352					
25143	State Farm Fire and Casualty Company	315	326	326	332	347	347	347	347	315	326	326	332	347	315	326	326	332	347	347					
23035	Liberty Mutual Fire Ins Co	319	332	332	344	360	360	360	360	319	332	332	344	360	319	332	332	344	360	360					
41726	First Security Insurance	324	327	331	392	520	648	648	648	324	327	331	392	520	292	296	297	301	423	488					
10759	Universal North America Ins Co	331	331	331	389	505	624	624	624	331	331	331	389	505	303	303	303	303	418	476					
12502	DB Insurance Co.,Ltd.	367	371	376	443	565	701	701	701	367	371	376	443	565	330	334	339	344	460	528					
11689	Island Premier Insurance Company, Ltd.	373	373	373	445	588	733	733	733	373	373	373	445	588	340	340	340	340	483	555					
21105	North River Insurance Co.	388	388	388	388	532	641	641	641	388	388	388	388	532	358	358	358	358	483	549					
28487	Farmers Insurance Hawaii, Inc.	389	394	399	473	629	787	787	787	389	394	399	473	629	350	355	358	363	511	590					
41459	Armed Forces Insurance Exchange	408	408	408	487	645	803	803	803	408	408	408	487	645	369	369	369	369	527	605					
10861	Universal Property & Casualty Insurance Company	410	414	418	493	651	809	809	809	410	414	418	493	651	370	374	378	382	532	611					
22853	Tradewind Insurance Company, Limited	415	415	415	498	655	820	820	820	415	415	415	498	655	379	379	379	379	535	618					
19232	Allstate Insurance Company	421	437	439	439	466	466	466	466	421	437	439	439	466	421	437	439	439	466	466					
21113	United States Fire Insurance Co.	432	432	432	432	597	723	723	723	432	432	432	432	597	395	395	395	395	542	614					
19615	American Reliable Insurance Company	462	462	462	550	729	908	908	908	462	462	462	550	729	418	418	418	418	597	685					
41742	First Insurance Company of Hawaii, Ltd.	467	472	477	565	750	934	934	934	467	472	477	565	750	420	427	428	434	610	704					
15598	Interinsurance Exchange of the Automobile Club	473	487	489	492	525	525	525	525	473	487	489	492	525	473	487	489	492	525	525					
22845	Island Insurance Company, Limited	490	490	490	586	774	964	964	964	490	490	490	586	774	442	442	442	442	634	729					
41734	First Indemnity Insurance of Hawaii, Inc.	574	580	587	695	922	1149	1149	1149	574	580	587	695	922	517	525	527	534	750	866					
41726	First Fire and Casualty Insurance of Hawaii, Inc.	574	580	587	695	922	1149	1149	1149	574	580	587	695	922	517	525	527	534	750	866					
25180	Stillwater Insurance Company	706	706	706	706	782	782	782	782	706	706	706	706	782	706	706	706	706	782	782					
31348	Crum & Forster Indemnity Co	742	742	742	742	1029	1253	1253	1253	742	742	742	742	1029	679	679	679	679	935	1065					
13056	RLI Insurance Company	765	774	783	926	1227	1531	1531	1531	765	774	783	926	1227	588	596	604	606	853	984					
20281	Federal Ins Co	1013	1013	1153	1153	1434	1434	1434	1434	1013	1013	1153	1153	1434	1013	1013	1153	1153	1434	1434					
20346	Pacific Indemnity Co	1013	1013	1153	1153	1434	1434	1434	1434	1013	1013	1153	1153	1434	1013	1013	1153	1153	1434	1434					
25623	The Phoenix Insurance Co	1380	1380	1380	1644	2174	2702	2702	2702	1380	1380	1380	1644	2174	1248	1248	1248	1248	1776	2040					
25658	The Travelers Indemnity Company	1380	1380	1380	1644	2174	2702	2702	2702	1380	1380	1380	1644	2174	1248	1248	1248	1248	1776	2040					

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		BUILDING CHARACTERISTICS (same as HOMEOWNERS)				
Contents/Interior: \$125,000 Deductible: DED (below) Rates effective as of: 12/1/2018		Construction: Wind R Devices: <i>R = Resistive</i>	Wood (Single-wall) None	Wood (Double-wall) Hurricane roof clips Foundation anchors	Masonry (CMU) Hurricane roof clips	
NAIC Co. Code	Insurance Company	Rate	Premium (\$)	Premium (\$)	Premium (\$)	
12767	Hawaiian Insurance & Guraranty Company Ltd.	2%	305	104	76	
41459	Armed Forces Insurance Exchange	2%	106	106	44	
11932	White Pine Insurance Company	2%	110	110	110	
10887	Coastal Select Insurance Company	2%	494	116	119	
10861	Universal Property & Casualty Insurance Company	2%	146	124	65	
11026	Zephyr Insurance Company, Inc.	2%	602	143	143	
10799	GeoVera Insurance Company	2%	640	152	154	
12873	Privilege Underwriters Reciprocal Exchange	2%	616	163	157	
12573	Centauri Specialty Insurance Company	2%	604	175	160	
12502	DB Insurance Co.,Ltd.	2%	409	178	161	
20338	Palomar Specialty Insurance Company	2%	519	192	148	
25623	The Phoenix Insurance Co	2%	200	200	200	
25658	The Travelers Indemnity Company	2%	200	200	200	
25968	USAA Casualty Insurance Co	2%	304	211	186	
21253	Garrison Property and Casualty Insurance Company	2%	304	211	186	
10759	Universal North America Ins Co	2%	633	214	165	
19615	American Reliable Insurance Company	2%	261	229	178	
25143	State Farm Fire and Casualty Company	2%	243	243	214	
25941	United Services Automobile Association	2%	380	264	232	
37273	AXIS Insurance Company	2%	583	266	212	
18600	USAA General Indemnity Company	2%	396	275	242	
25180	Stillwater Insurance Company	2%	314	314	134	
15598	Interinsurance Exchange of the Automobile Club	2%	723	342	236	
29068	IDS Property Casualty Insurance	5%	515	515	515	
13056	RLI Insurance Company	2%	1336	1271	1107	

OAHU - SAMPLE CONDO UNIT-OWNERS 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*						These sample premiums INCLUDE Hurricane coverage
		4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10	
30104	Hartford Underwriters Insurance Company	918	918	918	918	1340	1652	918	918	918	918	1340	1652	826	826	826	826	1193	1386	<<<<<< <<<<<<
18279	Bankers Standard Ins Co	1322	1322	1322	1530	1946	2363	1322	1322	1322	1530	1946	2363	1218	1218	1218	1427	1790	2103	

SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE HOMEOWNERS PREMIUM

The premium cost of your Condominium 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.