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.

	_	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.
			Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
			Covers damage to or loss of personal property.
	တ	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 HOMEOWNERS INSURANCE PREMIUMS (HO-3) - 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 H HO POLICY (HO-3) ASSUMPTIONS DWELLING CHARACTERISTICS Coverage A: \$310,000 Year Built: 1972 2008 Construction: Nood (Single-wall) Wood (Double-wall) Masonry (CMU) B: 10% of Coverage A C: 50% of Coverage A (ACV) Hip, asphalt shingle Gable, asphalt shingle Roof: D: 20% of Coverage A 15' above sea-level 15' above sea-level 15' above sea-level Elevation Section II (Liability): \$310,000 Deductible: \$500 Add'l Factors: Primary residence; Primary residence; Primary residence;

	No o	claims i	yrs.	No	claims i	yrs.	No claims in 5 yrs.						
NAIC	Insurance Company	Public Protection Class*				Pub	lic Prote	n Class*	Public Protection Class*				
Co. Code	Co. Code				10		3		10		3		10
25941	Island Premier Insurance Co., Ltd.	\$	310	\$	429	\$	234	\$	323	\$	271	\$	412
10861	Universal Property & Casualty Ins. Co.		303		425		277		388		251		350
14432	Family Security Insurance Co., Inc.		341		DNW		283		DNW		305		DNW
11026	Zephyr Insurance Company		373		DNW		286		DNW		360		DNW
12502	DB Insurance Co., Ltd. (U.S. Branch)		359		476		291		379		348		463
10938	First Security Insurance of Hawaii, Inc.		366		408		297		331		228		322
22853	Tradewind Insurance Co., Limited		409		566		308		425		354		543
10759	Universal North America Insurance Co.		389		713		324		583		333		661
37265	DTRIC Insurance Company, Ltd.		406		446		327		358		406		446
41742	First Insurance Company of Hawaii, Ltd.		423		472		343		382		263		372
21105	North River Insurance Company		369		515		355		495		369		515
22845	Island Insurance Co., Limited		480		666		361		500		416		639
41734	First Indemnity Ins. of Hawaii, Inc.		491		698		398		565		387		550
41726	First Fire and Casualty Ins. of Hawaii, Inc.		491		698		398		565		387		550
21113	United States Fire Insurance Co.		420		584		404		562		420		584
12767	Hawaiian Insurance & Guaranty Co Ltd.		487		681		409		572		439		614
29068	IDS Property Casualty Insurance		487		487		417		417		499		499
15598	Interinsurance Exchange of the Automobile Club		445		540		445		540		352		445

523

526

553

568

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666

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795

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673

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2.242

2 4 2 9

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2 402

2.402

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2.039

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2.687

OAHU - SAMPLE ANNUAL HOMEOWNERS HURRICANE ONLY PREMIUMS

Rates effective as of: December 1, 2019

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

H	HURRICANE POLICY	DWELLING CHARACTERISTICS (same as HOMEOWNERS)								
	ent Cost: \$310,000 eductible: DED (below)	Construction: Wind R Devices:		Wood (Single-wall) None	Wood (Double-wall) Hurricane roof clips	Masonry (CMU) Hurricane roof clips				
	` ,	R = Resistive		None	Foundation anchors	Trumcane root clips				
NAIC Co. Code	Insurance Company		DED							
11932	White Pine Insurance Company		2%	\$ 570	\$ 160	\$ 305				
31461	Dorchester Insurance Co.		2%	1,703	343	299				
12573	Centauri Specialty Insurance Co.	2%	621	355	354					
10887	Coastal Select Insurance Company		2%	1,646	370	378				
11026	Zephyr Insurance Company		2%	1,758	402	365				
10799	GeoVera Insurance Company		2%	2,140	488	491				
20338	Palomar Specialty Insurance Comp	any	2%	1,741	565	405				
14432	Family Security Insurance Co., Inc.		2%	1,003	629	467				
12502	12502 DB Insurance Co., Ltd. (U.S. Branch)			1,512	647	234				
12873	Privilege Underwriters Reciprocal E	xchange	2%	2,803	671	808				
12767	Hawaiian Insurance & Guaranty Co Lt	td.	2%	1,548	673	440				
37273	AXIS Insurance Company		2%	2,594	744	614				
19410	Commerce & Industry Insurance Co	D.	2%	980	774	697				
10861	Universal Property & Casualty Ins. 0	Co.	2%	2,039	778	628				
19615	American Reliable Insurance Co.			1,001	881	684				
10759	Universal North America Insurance	2%	2,790	904	864					
15598	Interinsurance Exchange of the Auton	2%	1,950	924	636					
25180	25180 Stillwater Insurance Company			940	940	515				
41459	41459 Armed Forces Insurance Exchange			1,026	1,026	563				
25968	25968 USAA Casualty Insurance Company		2%	2,002	1,085	1,240				
21253	21253 Garrison Property and Casualty Ins. Co.		2%	2,002	1,085	1,240				
25941	25941 United Services Automobile Association		2%	2,132	1,155	1,319				
29068	1 7 7		5%	2,024	1,223	1,723				
25143	25143 State Farm Fire and Casualty Company			1,538	1,234	1,138				
18600	USAA General Indemnity Company	2%	2,603	1,410	1,611					
22853	Tradewind Insurance Co., Limited	2%	1,702	1,702	1,702					
13056	RLI Insurance Company		2%	2,580	2,261	2,238				
25623	The Phoenix Insurance Company		2%	2,446	2,446	2,446				
25658	The Travelers Indemnity Company		2%	2,446	2,446	2,446				

DNW = Does Not Write

25180

25143

19232

31348

41459

19615

13056

26298

19410

23035

10677

25941

21253

25968

12873

20281

20346

18600

25623

25658

Stillwater Insurance Company

Crum & Forster Indemnity Co.

Armed Forces Insurance Exchange

Commerce & Industry Insurance Co.

The Cincinnati Insurance Company

Liberty Mutual Fire Insurance Co.

American Reliable Insurance Co.

Allstate Insurance Co

RLI Insurance Company

Federal Ins co

Pacific Indemnity Co

State Farm Fire and Casualty Company

Metropolitan Property & Casualty Ins. Co.

United Services Automobile Association

Garrison Property and Casualty Ins. Co.

Privilege Underwriters Reciprocal Exchange

USAA Casualty Insurance Company

USAA General Indemnity Company

The Phoenix Insurance Company

The Travelers Indemnity Company

OAHU - SAMPLE HOMEOWNERS WITH HURRICANE COVERAGE INCLUDED

Assumptions and Dwelling Characteristics Same as Above												
	NAIC	Insurance Company	Public Pro	tection Class*	Public Prote	ction Class*	Public Prote	ction Class*				
	Co. Code	insurance company	3	10	3	10	3	10				
	30104	Hartford Underwriters Insurance Co.	\$ 1,886	\$ 2,074	\$ 1,448	\$ 1,593	\$ 1,942	\$ 2,137	<<<<<	These sample premiums INCLUDE Hurricane coverage		
	18279	Bankers Standard Insurance Co.	1,705	2,438	1,705	2,438	1,614	2,163	<<<<<	These sample premiums include numbane 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?



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SAMPLE ANNUAL HOMEOWNERS PREMIUMS SAMPLE ANNUAL HOMEOWNERS HURRICANE ONLY PREMIUMS Hurricane insurance supplements your homeowner's policy by covering property damage du to hurricanes. For information about homeowner's hurricane insurance, please visit HOMEOWNERS POLICY (HO-3) ASSUMPTIONS DWELLING CHARACTERISTIC ASSUMPTIONS www.hawaii.gov/dcca/ins/hurricane-insurance.html Coverage A: \$310,000 HURRICANE POLICY ASSUMPTIONS DWELLING CHARACTERISTICS (same as HOMEOWNER) Year Built: 1972 Year Built: 2008 Year Built: 2000 Elevation: 15' above sea-level Elevation: 15' above sea-level Coverage B: 10% of Coverage A Elevation: 15' above sea-level Wood Masor Construction: Wood (Double-wall) Construction: Masonry (CMU) Coverage C: 50% of Coverage A (ACV) Construction: Wood (Single-wall) Replacement Cost: \$310,000 Construction: (Single (Double (CMU Coverage D: 20% of Coverage A Roof: Hip, asphalt shingle Roof: Gable, asphalt shingle Roof: Flat, torched membrane wall) wall) Deductible \$500 Add'I: Primary residence, Add'l: Primary residence, Add'l: Primary residence, Deductible: DED (below) Wind R Devices: None Section II (Liability): \$310,000 no claims in 5 yrs no claims in 5 yrs. no claims in 5 yrs. R = Resistive NAIC Public Protection Class* Public Protection Class³ Public Protection Class* NAIC B Insurance Company Insurance Company Co. Code Co. Code 11689 Island Premier Insurance Co., Ltd. \$ 310 \$ 310 \$ 310 \$ 340 \$ 399 \$ 429 \$ 234 \$ 234 \$ 234 \$ 257 \$ 300 \$ 323 \$ 271 \$ 271 \$ 271 \$ 298 \$ 383 \$ 412 11932 White Pine Insurance Company 2% \$ 160 \$ 305 \$ 570 10938 First Security Insurance of Hawaii, Inc. 31461 Dorchester Insurance Co. 2% 1.703 41742 First Insurance Company of Hawaii, Ltd. 12573 Centauri Specialty Insurance Co 2% 10861 Universal Property & Casualty Ins. Co. 10887 Coastal Select Insurance Company 2% 1 646 14432 Family Security Insurance Co., Inc. DNW DNW DNW 11026 Zephyr Insurance Company 2% 1,758 11026 Zephyr Insurance Company DNW DNW DNW GeoVera Insurance Company 2% 2.140 Palomar Specialty Insurance Company 2% 1,741 DB Insurance Co., Ltd. (U.S. Branch) 10759 Universal North America Insurance Co. 14432 Family Security Insurance Co., Inc. 2% 1.003 Tradewind Insurance Co., Limited DB Insurance Co., Ltd. (U.S. Branch) 2% 1.512 37265 DTRIC Insurance Company, Ltd. Privilege Underwriters Reciprocal Exchange 2% 2.803 2% 21105 North River Insurance Company 12767 Hawaiian Insurance & Guaranty Co Ltd. 1,626 37273 AXIS Insurance Company 2% 2.594 22845 Island Insurance Co., Limited 41734 First Indemnity Ins. of Hawaii, Inc. 19410 Commerce & Industry Insurance Co. 2% 41726 First Fire and Casualty Ins. of Hawaii, Inc. Universal Property & Casualty Ins. Co. 2% 2.039 United States Fire Insurance Co IDS Property Casualty Insurance 5% 1,318 1,122 12767 Hawaiian Insurance & Guaranty Co Ltd American Reliable Insurance Co. 2% 1.001 29068 IDS Property Casualty Insurance Universal North America Insurance Co. 2% 2.790 25180 Stillwater Insurance Company 2% 1,950 Interinsurance Exchange of the Automobile Club 15598 Interinsurance Exchange of the Automobile Club 25180 Stillwater Insurance Company 2% 25143 State Farm Fire and Casualty Company 2% 1,026 1,026 41459 Armed Forces Insurance Exchange 19232 Allstate Insurance Co 25143 State Farm Fire and Casualty Company 2% 1,538 1 234 1 138 2% 31348 Crum & Forster Indemnity Co. Tradewind Insurance Co., Limited 1 702 1.702 1 702 41459 Armed Forces Insurance Exchange USAA Casualty Insurance Company 2% 4,174 2,261 2,584 19615 American Reliable Insurance Co Garrison Property and Casualty Ins. Co. 2% 4.174 2.261 2.584 RLI Insurance Company 1,002 1.077 **RLI Insurance Company** 2.588 2.268 2,244 26298 Metropolitan Property & Casualty Ins. Co. 1 015 2% 4 494 2 434 2 782 1 089 United Services Automobile Association 23035 Liberty Mutual Fire Insurance Co. 1.008 2.446 2.446 2.446 The Phoenix Insurance Company 19410 Commerce & Industry Insurance Co. The Travelers Indemnity Company 2.446 2.446 2.446 United Services Automobile Association 1,055 18600 USAA General Indemnity Company 2,939 Garrison Property and Casualty Ins. Co. 1 001 1 074 25968 USAA Casualty Insurance Company 1 001 1.081 1 074 The Cincinnati Insurance Company 1.081 1.223 1,081 1.223 ^ Hurricane roof clips USAA General Indemnity Company 1,000 1,042 1,075 1,091 1,193 1,207 ,000 ,042 1,075 1,091 1,193 1,207 1,169 1,220 1,256 ^^ Foundation anchors 12873 Privilege Underwriters Reciprocal Exchange 1,246 1.246 1,246 1,557 1,868 1.127 1,408 1,690 1.098 1.098 1.098 25623 The Phoenix Insurance Company 1 937 1,937 2,125 2,499 1 937 1 937 2,125 2,499 1 937 1 937 1,937 1 937 1 937 2 687 1 937 25658 The Travelers Indemnity Company 1,937 2,125 2,499 1,937 2,125 2,499 1,937 1,937 1,937 2,499 1.937 1.937 1.937 20281 Federal Ins co 2.178 2.178 2.276 2.276 2.375 2.375 20346 Pacific Indemnity Co 2,228 2,228 2,329 2,329 2,429 2,429 2,203 2,203 2,303 2,303 2,402 2,402 2,178 2,178 2,276 2,276 2,375 2,375 DNW = Does Not Write NEIGHBOR ISLANDS - SAMPLE HOMEOWNERS WITH HURRICANE COVERAGE INCLUDED Assumptions and Dwelling Characteristics Same as Above NAIC Public Protection Class* Public Protection Class Public Protection Class' Insurance Company Co. Code 30104 Hartford Underwriters Insurance Co. 1,886 1,886 2,074 2,074 1,448 1,448 1,448 1,448 1,593 1,593 1,942 1,942 1,942 1,942 2,137 These sample premiums INCLUDE Hurricane coverage 18279 Bankers Standard Insurance Co 1.705 1,705 1,980 2,256 2,438 1,705 1,705 1,705 1,980 2,256 2,438 1,614 1,614 1,614 1,888 2,072 2,163

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.

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