# 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 RENTERS (TENANT) INSURANCE PREMIUMS (HO-4) - OAHU

**OAHU - SAMPLE ANNUAL RENTERS** 

PREMIUMS

Rates effective as of: December 1, 2019



The Travelers Indemnity Company

The Phoenix Insurance Company

25658

25623

DNW = Does Not Write

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.

	SAITE SAITE	- SAMPLE ANN											
но РО	LICY (HO-4) ASSUMPTIONS		DWELLING CHARACTERISTICS										
	overage C: \$40,000 (Replacement)	Year Built: Construction:	1972 VV000 ( <b>SI</b> r	igie-waii)	2000 Masonry (	JMU)							
Section	II (Liability): \$310,000	Roof:	Hip, aspha	ılt shingle	Gable, aspl	halt shingle	Flat, torche	d membrane					
2	Deductible: \$500	Elevation: Add'l Factors:	15' above Primary re No claims	sidence;	15' above s Primary res No claims i	idence;	15' above sea-level Primary residence; No claims in 5 yrs.						
NAIC			Dublic Prot	ection Class*	Bublio Broto	ection Class*	Public Protection Class*						
Co. Code	Insurance Compar	ny	3	10	3	10	3	10					
	Debilara Undanimitana Dasimusaal E		\$ 99		\$ 99		\$ 89						
25941 25143	Privilege Underwriters Reciprocal E State Farm Fire and Casualty Comp		\$ 99 120	\$ 247 132	120	\$ 247 132	120	\$ <u>222</u> 132					
14432	Family Security Insurance Co., Inc.	Daily	130	DNW	130	DNW	130	DNW					
12502	DB Insurance Co., Ltd. (U.S. Brand	h)	136	241	136	241	136	241					
10677	The Cincinnati Insurance Company		138	210	138	210	137	207					
10938	First Security Insurance of Hawaii,	nc	150	216	150	188	150	150					
41742	First Insurance Company of Hawaii		150	215	150	197	150	150					
41734	First Indemnity Ins. of Hawaii, Inc.	Liu.	150	229	150	229	150	173					
41734	First Fire and Casualty Ins. of Hawa	ii Ino	150	229	150	229	150	173					
10861	Universal Property & Casualty Ins.		150	296	154	229	141	227					
37265	DTRIC Insurance Company, Ltd.	JU.	187	352	187	352	168						
29068	IDS Property Casualty Insurance		191	191	191	191	191	270 191					
15598	Interinsurance Exchange of the Automobile	Club	202	226	202	226	202	226					
26298	Metropolitan Property & Casualty In		202	232	202	232	202	232					
23035	Liberty Mutual Fire Insurance Co.	s. co.	216	243	216	243	216	243					
19410	Commerce & Industry Insurance Co.		218	356	218	356	204	322					
25180	Stillwater Insurance Company	).	218	238	218	238	218	238					
			218	238	218	238							
25180	Stillwater Insurance Company	0-					218	238					
10759	Universal North America Insurance	Co	228	415	228	415	208	321					
11689	Island Premier Insurance Co., Ltd.		228	443	228	443	207	335					
19232	Allstate Insurance Co.	144	234	266	234	266	234	266					
12767	Hawaiian Insurance & Guaranty Co	Lta.	242	486	242	486	218	365					
22853	Tradewind Insurance Co., Limited		254	492	254	492	229	373					
10111	American Bankers Ins. Co of Florid	a	282	282	282	282	282	282					
22845	Island Insurance Co., Limited		297	580	297	580	270	439					
18600	USAA General Indemnity Company		302	302	302	302	302	302					
25941	United Services Automobile Associ	ation	309	309	309	309	309	309					
21105	North River Insurance Company		312	538	312	538	285	455					
21113	United States Fire Insurance Co.		351	611	351	611	318	514					
21253	Garrison Property and Casualty Ins		358	358	358	358	358	358					
25968	USAA Casualty Insurance Compan	у	358	358	358	358	358	358					
13056	RLI Insurance Company		401	804	401	804	310	518					
31348	Crum & Forster Indemnity Co.		476	824	476	824	433	695					
20281	Federal Ins co		678	1,225	678	1,225	678	1,225					
20346	Pacific Indemnity Co		678	1,225	678	1,225	678	1,225					

889

1,720

1,720

889

1,720

1,720

### OAHU - SAMPLE ANNUAL RENTERS HURRICANE ONLY 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

ŀ	HURRICANE POLICY		DWELLING CHARACTERISTICS (same as RENTERS)										
	overage: \$40,000 eductible: DED (below)	Construction Wind R Dev	/ices:	Wood ( <b>Single-wall</b> ) None	Wood ( <b>Double-wall</b> ) Hurricane roof clips Foundation anchors	Masonry (CMU) Hurricane roof clips							
NAIC Co. Code	Insurance Company		DED										
29068	IDS Property Casualty Insurance		5%	\$ 43	\$ 43	\$ 43							
10861	Universal Property & Casualty Ins	. Co.	2%	52	44	23							
25180	Stillwater Insurance Company		2%	45	45	20							
31461	Dorchester Insurance Co.		2%	106	50	50							
25143	State Farm Fire and Casualty Cor	npany	2%	55	55	49							
12767	Hawaiian Insurance & Guaranty C	o Ltd.	2%	98	57	34							
12873	Privilege Underwriters Reciprocal Exchan	ge	2%	222	59	68							
11026	Zephyr Insurance Company		2%	169	60	56							
25941	United Services Automobile Asso	ciation	2%	63	63	63							
25968	USAA Casualty Insurance Compa	iny	2%	63	63	63							
18600	USAA General Indemnity Compar		2%	63	63	63							
21253	Garrison Property and Casualty In		2%	63	63	63							
19410	Commerce & Industry Insurance (	Co.	2%	82	65	58							
37273	AXIS Insurance Company		2%	160	75	75							
12502	DB Insurance Co., Ltd. (U.S. Bran		2%	133	76	52							
20338	Palomar Specialty Insurance Com		2%	178	89	77							
15598	Interinsurance Exchange of the Automobi	le Club	2%	198	94	65							
10799	GeoVera Insurance Company		2%	174	100	100							
10887	Coastal Select Insurance Compar	ny	2%	133	100	100							
10759	Universal North America Insurance	e Co.	2%	230	100	100							
11932	White Pine Insurance Company		2%	110	110	110							
14432	Family Security Insurance Co., Inc.	<b>.</b>	2%	149	114	82							
12573	Centauri Specialty Insurance Co.		2%	125	125	125							
25623	The Phoenix Insurance Company		2%	172	172	172							
25658	The Travelers Indemnity Company	У	2%	172	172	172							
13056	RLI Insurance Company		2%	558	540	452							

### OAHU - SAMPLE RENTERS WITH HURRICANE COVERAGE INCLUDED

1,305

1,305

806

806

	CARL - CARL EL RENTERO WITH HOURICARE GOVERNOE INCEGRED														
	Assumptions and Dwelling Characteristics Same as Above														
NAIC	Insurance Company	Public Protection Class*			Public Protection Class*			Public Protection Class*							
Co. Code	o. Code		3	10	3	1	10	;	3	10					
30104	Hartford Underwriters Insurance Co.	\$	741	\$ 1,333	\$	741	\$ 1,333	\$	667	\$ 1,118	<<<<<	These sample premiums INCLUDE Hurricane coverage			
18279	Bankers Standard Insurance Co.		951	1,853		951	1,853		860	1,627	<<<<<	These sample premiums include numerate coverage			

## 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?



DNW = Does Not Write

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.

SAMPLE ANNUAL RENTERS PREMIUMS																							
RENTERS POLICY (HO-4) ASSUMPTIONS	3							DWELLIN	IG CHA	RACTE	RISTIC	ASSUN	IPTIONS	3									
Coverage C: \$40,000 (Replacement)		Yea	Year Built: 1972 Year Built: 2008													Year Built: 2000							
Coverage D: 20% of Coverage C					ve sea-l			Ele	vation:	15' abo	ve sea-l	evel		Elevation: 15' above sea-level									
Deductible: \$500		Constr			Single-			Constr	uction:					Construction: Masonry (CMU)									
Section II (Liability): \$310,000			Roof:	Hip, as	ohalt shi	ingle			Roof:	Gable,	asphalt :	shingle		Roof: Flat, torched membrane									
			Add'l:	Primary	resider	nce,			Add'l:	Primary	residen	ice,	Add'l: Primary residence,										
				no clair	ns in 5 y	rs.			1	no clain	ns in 5 y	rs.				no clain	ns in 5 y	rs.					
NAIC	司		Publ	ic Prote	ction Cl	ass*			Publi	ic Prote	ction Cla	ass*			Publ	ic Prote	ction Cla	ass*					
Co. Code Insurance Company		4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10				
12873 Privilege Underwriters Reciprocal Exchange		\$ 99	\$ 99	\$ 99	\$ 128	\$ 148	\$ 247	\$ 99	\$ 99	\$ 99	\$ 128	\$ 148	\$ 247	\$ 89	\$ 89	\$ 89	\$ 115	\$ 133	\$ 222				
25143 State Farm Fire and Casualty Comp.	any	120	124	124	128	132	132	120	124	124	128	132	132	120	124	124	128	132	132				
14432 Family Security Insurance Co., Inc.		130	130	130	130	130	DNW	130	130	130	130	130	DNW	130	130	130	130	130	DNW				
12502 DB Insurance Co., Ltd. (U.S. Branch	)	137	139	141	166	195	241	137	139	141	166	195	241	137	139	141	142	195	241				
10677 The Cincinnati Insurance Company		138	138	138	152	169	210	138	138	138	152	169	210	137	137	137	152	169	207				
41742 First Insurance Company of Hawaii,		150	150	150	150	173	215	150	150	150	150	159	197	150	150	150	150	150	150				
10938 First Security Insurance of Hawaii, Ir	ic.	150	150	150	150	174	216	150	150	150	150	151	188	150	150	150	150	150	150				
41734 First Indemnity Ins. of Hawaii, Inc.		150	150	150	150	185	229	150	150	150	150	185	229	150	150	150	150	152	173				
41726 First Fire and Casualty Ins. of Hawai			150	150	150	185	229	150	150	150	150	185	229	150	150	150	150	152	173				
10861 Universal Property & Casualty Ins. C	ю	156	157	159	185	241	296	156	157	159	185	241	296	142	143	145	146	199	227				
37265 DTRIC Insurance Company, Ltd.		187	187	187	187	286	352	187	187	187	187	286	352	168	168	168	168	135	270				
29068 IDS Property Casualty Insurance	- 0-	191	191	191	191	191	191	191	191	191	191	191	191	191	191	191	191	191	191				
26298 Metropolitan Property & Casualty Ins 15598 Interinsurance Exchange of the Automobile (		205	214 213	214 214	224 214	232 226	232	205	214	214	224	232 226	232	205	214 213	214 214	224	232 226	232 226				
23035 Liberty Mutual Fire Insurance Co.	JIUD	216	224	224	232	243	243	216	224	224	232	243	243	216	224	224	232	243	243				
19410 Commerce & Industry Insurance Co.		218	218	218	246	301	356	218	218	218	246	301	356	204	204	204	232	280	322				
25180 Stillwater Insurance Company		218	218	218	218	238	238	218	218	218	218	238	238	218	218	218	218	238	238				
10759 Universal North America Insurance (	20	228	228	228	264	340	415	228	228	228	264	340	415	208	208	208	208	283	321				
11689 Island Premier Insurance Co., Ltd.		228	228	228	270	356	443	228	228	228	270	356	443	207	207	207	207	293	335				
19232 Allstate Insurance Co.		240	248	249	250	266	266	240	248	249	250	266	266	240	248	249	250	266	266				
12767 Hawaiian Insurance & Guaranty Co	Ltd.	242	242	242	290	389	486	242	242	242	290	389	486	218	218	218	218	315	365				
22853 Tradewind Insurance Co., Limited		254	254	254	301	396	492	254	254	254	301	396	492	229	229	229	229	324	373				
10111 American Bankers Ins. Co of Florida		282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282	282				
22845 Island Insurance Co., Limited		297	297	297	353	465	580	297	297	297	353	465	580	270	270	270	270	382	439				
18600 USAA General Indemnity Company		298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298	298				
25941 United Services Automobile Associa	tion	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306	306				
21105 North River Insurance Company		312	312	312	312	440	538	312	312	312	312	440	538	285	285	285	285	397	455				
21113 United States Fire Insurance Co.		351	351	351	351	498	611	351	351	351	351	498	611	318	318	318	318	449	514				
21253 Garrison Property and Casualty Ins.		355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355				
25968 USAA Casualty Insurance Company		355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355	355				
13056 RLI Insurance Company		406	409	413	490	647	804	406	409	413	490	647	804	314	316	321	324	450	518				
31348 Crum & Forster Indemnity Co.		476	476	476	476	671	824	476	476	476	476	671	824	433	433	433	433	606	695				
20281 Federal Ins co		875	875	979	979	1,225	1,225	875	875	979	979	1,225	1,225	875	875	979	979	1,225	1,225				
20346 Pacific Indemnity Co		875	875	979	979	1,225	1,225	875	875	979	979	1,225	1,225	875	875	979	979	1,225	1,225				
25623 The Phoenix Insurance Company		889	889	889	1,057	1,387	1,720	889	889	889	1,057	1,387	1,720	806	806	806	806	1,139	1,305				
25658 The Travelers Indemnity Company		889	889	889	1,057	1,387	1,720	889	889	889	1,057	1,387	1,720	806	806	806	806	1,139	1,305				

### SAMPLE ANNUAL RENTERS HURRICANE ONLY 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

	<u> </u>					
HURRIC	CANE POLICY ASSUMPTIONS	DWELLING CH	ARACTE	RISTICS (sa	ame as HOM	IEOWNERS
				Wood	Wood	
Contents	Coverage: \$40,000	Construc	ction:	(Single-	(Double-	Masonr
				wall)	wall)	y (CMU)
1	Deductible: DED (below)	Wind R De	vices:	None	^	^
		R = Resis	tive		^^	
NAIC	Insurance Compa		DED			
Co. Code	ilisurance Compa	ily	₩			
29068	IDS Property Casualty Insur	ance	5%	\$ 19	\$ 19	\$ 19
10861	Universal Property & Casualty	Ins. Co.	2%	52	44	23
25180	Stillwater Insurance Compar	ny	2%	45	45	20
31461	Dorchester Insurance Co.		2%	106	50	50
25143	State Farm Fire and Casual	ty Company	2%	55	55	49
12873	Privilege Underwriters Reciproc	al Exchange	2%	222	59	68
12767	Hawaiian Insurance & Guara	anty Co Ltd.	2%	98	60	36
11026	Zephyr Insurance Company		2%	169	60	56
25941	United Services Automobile	Association	2%	63	63	63
25968	USAA Casualty Insurance C	ompany	2%	63	63	63
18600	USAA General Indemnity Co	ompany	2%	63	63	63
21253	Garrison Property and Casu	alty Ins. Co.	2%	63	63	63
19410	Commerce & Industry Insura	ance Co.	2%	82	65	58
37273	AXIS Insurance Company		2%	160	75	75
12502	DB Insurance Co., Ltd. (U.S	. Branch)	2%	133	76	52
20338	Palomar Specialty Insurance	e Company	2%	178	89	77
15598	Interinsurance Exchange of the Au	tomobile Club	2%	198	94	65
10799	GeoVera Insurance Compar	ny	2%	174	100	100
10887	Coastal Select Insurance Co	ompany	2%	133	100	100
10759	Universal North America Ins	urance Co.	2%	230	100	100
11932	White Pine Insurance Comp	any	2%	110	110	110
14432	Family Security Insurance C	o., Inc.	2%	149	114	82
12573	Centauri Specialty Insurance	e Co.	2%	125	125	125
25623	The Phoenix Insurance Con	npany	2%	172	172	172
25658	The Travelers Indemnity Co	mpany	2%	172	172	172
13056	RLI Insurance Company		2%	563	545	456

<sup>^</sup> Hurricane roof clips

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### **NEIGHBOR ISLANDS - SAMPLE RENTERS WITH HURRICANE COVERAGE INCLUDED**

	Assumptions and Dwelling Charac														eristics Same as Above								
NAIC	NAIC Insurance Company			ic Prote	ction Cl	ass*		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				
10111	American Bankers Ins. Co of Florida	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282	\$ 282				
30104	Hartford Underwriters Insurance Co.	741	741	741	741	1,081	1,333	741	741	741	741	1,081	1,333	667	667	667	667	963	1,118				
18279	Bankers Standard Insurance Co.	951	951	951	1,131	1,492	1,853	951	951	951	1,131	1,492	1,853	860	860	860	1,041	1,357	1,627				

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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.

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

<sup>^^</sup> Foundation anchors