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)
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.	from steam and water damage.	backups, tidal waves, earthquakes, landslides, war, nuclear radiation, and hurricane. Personal property only covered for the same perils as the Broad Form (HO-2).	property protection against the same	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.
>>>>>>> Gen	erally, as coverage increases so does your prem	nium >>>>>>>>>		

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.
Section I	Coverage B:	Covers damage to other structures on the lot, such as detached garages/carports and storage sheds.
Section	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.
Section II	Coverage F:	

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 PREMIUM VS. YOUR CURRENT OR PROSPECTIVE RENTERS PREMIUM

Your 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 (HO-3) - OAHU

The Hawaii Insurance Division of the Department of Commerce and Consumer Affairs provides this sample premium comparison as part of its continuing effort to assist and educate consumers. It consists of licensed insurance companies that reported Hawaii Homeowners premiums.

	OAHU	- SAMPLE ANI	NUAL HOME	OWNERS F	PREMIUMS	OAHU - SAMPLE ANNUAL HOMEOWNERS HURRICANE ONLY PREMIUMS													
HO PO	LICY (HO-3) ASSUMPTIONS			DWELLING	CHARACTER	ISTICS			Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For										
Coverage A	: \$310,000	Year Built:	1972		2008		2000			tion about homeowner's hurricane									
	: 10% of Coverage A	Construction:	Wood (Sing	le-wall)	Wood (Doul	ole-wall)	Masonry (C	MU)	IIIOIIIa		e insurance, pie		t www.nawaii.gov/		insulance.num				
<u>C</u>	: 50% of Coverage A (ACV)	Roof:	Hip, asphalt sl	hingle	Gable, asphal	t shingle	Flat, torched n			HURRICANE POLICY	DW	ELLING	IG CHARACTERISTICS (same as HOMEOWNERS)						
D: 20% of Coverage A Elev			15' above sea	-level	15' above sea	-level	15' above sea	-level	Replacer	nent Cost: \$310,000	Constr	uction:	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)				
Section II (Liability): \$310,000 Deductible: \$500		Add'l Factors:	Primary reside		Primary reside		Primary reside			Deductible: DED (below)	Wind R D		None	^ ^	^				
			No claims in 5		No claims in 5		No claims in 5		-		R = Re			^^					
NAIC		I	Public Protec	-	Public Protec			Public Protection Class*											
Co. Code	Insurance Compar	ıy	3	10	3	10	3	10	NAIC Co. Code	Insurance Compa	any	DED							
11026	Zephyr Insurance Company		\$ 306	DNW	\$ 251	DNW	\$ 273	DNW	11026	Zephyr Insurance Company		2%	\$ 1,790	\$ 402	\$ 402				
10861	Universal Property & Casualty In	is. Co.	303	425	277	388	251	350	12573	Centauri Specialty Insurance C	ompany	2%	738	422	421				
11689	Island Premier Insurance Compa	any, Ltd.	346	480	295	408	314	480	12502	DB Insurance Company		2%	1,591	590	466				
29068	American Family Connect P&C I	ns. Co.	346	346	319	319	364	364	12767	Hawaiian Insurance & Guaranty	/ Company	2%	1,430	594	422				
21105	North River Insurance Co.		368	514	368	514	368	514	10677	The Cincinnati Insurance Comp	anies	2%	1,783	712	463				
10938	First Security Insurance of Hawa	ii	419	595	378	536	419	595	41742	First Insurance Company of Ha		2%	2,593	744	614				
22853	Tradewind Insurance Company,	Limited	456	635	388	540	411	635	19410	Commerce and Industry Insura		2%	980	774	697				
12502	DB Insurance Company		422	549	392	506	403	523	20338	Palomar Specialty Insurance C		2%	2,035	775	556				
10759	Universal North America Insuran	ice Co.	446	827	393	720	393	797	10861	Universal Property & Casualty I		2%	2,039	778	628				
21113	United States Fire Insurance Co.		419	583	419	583	419	583	12873	Privilege Underwriters Reciproc		2%	3,370	815	1,008				
15598	Interinsurance Exchange of the Auton		445	540	445	540	352	445	10759	Universal North America Insura		2%	2,455	884	760				
22845	Island Insurance Company, Limit		539	747	459	635	485	747	15598	Interinsurance Exchange of the Auto	omobile Club	2%	1,950	924	636				
12767	Hawaiian Insurance & Guaranty	Co.	693	959	490	677	517	714	25180	Stillwater Insurance Company		2%	940	940	515				
25180	Stillwater Insurance Company		523	659	494	622	494	622	29068	American Family Connect P&C		2%	1,334	959	1,000				
41726	First Fire and Casualty Insurance		552	784	499	707	552	784	41459	Armed Forces Insurance Excha	<u> </u>	2%	1,064	1,064	584				
41734	First Indemnity Insurance of Haw		552	784	499	707	552	784	21253	Garrison Property and Casualty		2%	2,002	1,085	1,240				
25143	State Farm Fire and Casualty Co	1 7	546	645	541	639	475	562	25968	USAA Casualty Insurance Com		2%	2,002	1,085	1,240				
12903	DTRIC Insurance Underwriters L	imited	587	654	566	623	587	645	25941	United Services Automobile As		2%	2,132	1,155	1,319				
31348	Crum & Forster Indemnity Co.		568	792	568	792	568	792	25143	State Farm Fire and Casualty C		2%	1,538	1,234	1,138				
41459	Armed Forces Insurance Exchar	nge	593	837	593	837	593	837	18600	USAA General Indemnity Comp	bany	2%	2,603	1,410	1,611				
13056	RLI Insurance Company		759	1,077	647	918	583	828	13056	RLI Insurance Company		2%	2,580	2,261	2,238				
26298	Farmers Property & Casualty Ins		715	993	715	993	844	1,175	25658	The Travelers Indemnity Comp	any	2%	2,446	2,446	2,446				
19410	Commerce and Industry Insuran		749	1,019	736	1,001	715	918											
10677	The Cincinnati Insurance Compa	nies	795	1,223	795	1,223	819	1,243											
19232	Allstate Insurance Co.		940	1,198	940	1,198	852	1,078											
23035	Liberty Mutual Fire Insurance Co		1,044	1,318	1,044	1,318	902	1,164											
25941	United Services Automobile Ass		1,098	1,258	1,098	1,258	1,409	1,631											
21253	Garrison Property and Casualty		1,143	1,292	1,143	1,292	1,540	1,754											
25968	USAA Casualty Insurance Comp		1,199	1,356	1,199	1,356	1,541	1,754											
12873	Privilege Underwriters Reciproca		1,498	2,696	1,369	2,465	1,369	2,503											
18600	USAA General Indemnity Compa		1,464	1,679	1,464	1,679	1,862	2,141	^ Hurrican	•									
25658	The Travelers Indemnity Compa	ny	1,937	2,687	1,937	2,687	1,937	2,687	^^ Foundat	ion anchors									

DNW = Does Not Write

							OAHII -	SA		OME		125		JRRICANE COVERAGE INCLUDED	
														STATICANE COVERAGE INCECTED	
	Assumptions and Dwelling Characteri														
NAIC		Ρι	ublic Prote	ectio	n Class*	Pu	ublic Prote	n Class*	Pu	Iblic Prote	ctio	n Class*			
Co. Code	Insurance Company		3 10		10		3		10		3		10		
10048	Hyundai Marine and Fire Insurance Co.	\$	2,248	\$	2,387	\$	709	\$	840	\$	626	\$	739	-	
30104	Hartford Underwriters Insurance Company		2,036		2,240		1,596		1,756		2,097		2,307	-	
18279	Bankers Standard Insurance Company		1,705		2,438		1,705		2,438		1,614		2,163	-	
20346	Pacific Indemnity		1,352		2,429		DNW		DNW		DNW		DNW	_	
20281	Federal Ins Co		1,352		2,429		DNW		DNW		DNW		DNW	_	

Rates effective as of: December 1, 2023

SAMPLE ANNUAL HOMEOWNERS INSURANCE PREMIUMS (HO-3) - NEIGHBOR ISLANDS

				SA	MPLE AN	NUAL HO	MEOWN	ERS PRE	MIUMS										SAMPLE ANNUAL HOMEOWNERS HURRICANE ONLY PREMIUMS								
							DW/EL				COUMD								Hurricane insurance supplements your homeowner's policy by covering property damage due to hurricanes. For information about homeowner's hurricane insurance, please visit								
HOMEOWNERS POLICY (H0-3) ASSUMPTIONS	DWELLING CHARACTERISTIC ASSUMPTIONS														www.hawaii.gov/dcca/ins/hurricane-insurance.html												
Coverage A: \$310,000		<u>Year Built</u> : 1972 Elevation: 15' above sea-level					Year Built: 2008 Elevation: 15' above sea-level							<u>ear Built</u> : levation:					HURRICANE POLICY ASSUMPTIONS DWELLING CHARACTERISTICS (same as HOMEOV								
<u>Coverage B:</u> 10% of Coverage A <u>Coverage C:</u> 50% of Coverage A (ACV)		struction:								ouble-wa				struction:			1		Repla	acement Cost: \$310,000	Constructio	n:	Wood (Single-	Wood (Double-	Masonr		
<u>Coverage D:</u> 20% of Coverage A			Hip, asph	-					•	sphalt shir	,				Flat, torch	. ,	orane			<u>Cost:</u>		<u></u>	wall)	wall)	(CMU)		
Deductible \$500		<u>Add'l:</u>	Primary re	esidence,				Add'l:	Primary r	esidence,	ı.			<u>Add'l:</u>	Primary re	esidence,			Dec	ductible: DED (below)					11		
Section II (Liability): \$310,000		I	no claims	in 5 yrs.				I	no claims	s in 5 yrs.					no claims	in 5 yrs.				· · · · · · · · · · · · · · · · · · ·	<u>Nind R Dev</u> R = <i>Resisti</i>		None	^	^		
NAIC		Put	olic Protec	tion Clas	ss*			Put	blic Prote	ction Clas	ss*			Pu	blic Prote	ction Clas	ss*		NAIC	I					í		
Co. Code Insurance Company	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10	Co. Code	Insurance Company	1	DED					
11026 Zephyr Insurance Company	\$ 306	\$ 306	\$ 306	\$ 335	\$ 389	DNW	\$ 251	\$ 251	\$ 251	\$ 274	\$ 318	DNW	\$ 273	\$ 273	\$ 273	\$ 300	\$ 382	DNW	11026 Ze	ohyr Insurance Company			\$1,790	\$ 402	\$ 402		
10861 Universal Property & Casualty Ins. Co.	306	309	311	314	396	425	279	282	285	287	361	388	253	255	258	260	327	350		ntauri Specialty Insurance	Co.	2%	738	422	421		
11689 Island Premier Insurance Company, Ltd.	346	346	346	380	447	480	295	295	295	324	380	408	314	314	314	346	447	480		Insurance Company		2%	1,591	590	466		
29068 American Family Connect P&C Ins. Co.	346	346	346	346	346	346	319	319	319	319	319	319	364	364	364	364	364	364		waiian Insurance & Guaran		2%	1,510	643	452		
12502 DB Insurance Company	388	469	473	428	468	502	361	435	439	371	432	463	375	447	451	382	447	479		e Cincinnati Insurance Com		2%	1,783	712	463		
10759 Universal North America Insurance Co.	411	427	462	497	618 477	757 514	363	363	363	393	541	660	364	364	364	397	596	729		st Insurance Company of H		2%	2,593	744	614		
21105 North River Insurance Co. 10938 First Security Insurance of Hawaii	368	368 428	368 431	406 469	553	595	368 383	368 386	368 389	406 423	477 499	514 536	368 424	368 428	368 431	406 435	477 553	514 595		mmerce and Industry Ins. (omar Specialty Insurance (2% 2%	980 2,035	774 775	697 556		
22853 Tradewind Insurance Company, Ltd.	424 456	420	456	501	590	635	388	388	388	423	499 502	540	424	420	431	435	590	635		iversal Property & Casualty		2%	2,035	778	628		
21113 United States Fire Insurance Co.	419	419	419	461	543	583	419	419	419	461	543	583	419	419	419	419	543	583		ilege Underwriters Reciprocal Ex		2%	3,370	815	1,008		
12767 Hawaiian Insurance & Guaranty Co.	693	693	693	758	893	959	428	428	428	537	629	677	517	517	517	517	663	714		versal North America Insurance (, j	2%	2,455	884	760		
22845 Island Insurance Company, Ltd.	539	539	539	590	694	747	459	459	459	502	590	635	485	485	485	539	694	747		erican Family Connect P&C Ins.		2%	1,241	892	930		
25180 Stillwater Insurance Company	506	506	506	506	589	627	478	478	478	478	556	592	478	478	478	478	556	592	15598 Inte	rinsurance Exchange of the Auto	mobile Club	2%	1,950	924	636		
41726 First Fire and Casualty Insurance of Hawaii	557	564	569	619	729	784	503	509	513	558	656	707	557	564	569	575	729	784	25180 Stil	lwater Insurance Company		2%	940	940	515		
41734 First Indemnity Insurance of Hawaii	557	564	569	619	729	784	503	509	513	558	656	707	557	564	569	575	729	784	41459 Arr	ned Forces Insurance Excl	ange	2%	1,064	1,064	584		
15598 Interinsurance Exchange of the Automobile Club	518	518	547	547	578	603	518	518	547	547	578	603	410	427	444	444	469	495	25143 Sta	te Farm Fire and Casualty	Co.	2%	1,538	1,234	1,138		
12903 DTRIC Insurance Underwriters Ltd.	587	587	587	645	645	645	566	566	566	623	623	623	587	587	587	645	645	645		rison Property and Casualty Ins.		2%	3,396	1,839	2,102		
31348 Crum & Forster Indemnity Co.	568	568	568	624	735	792	568	568	568	624	735	792	568	568	568	568	735	792		AA Casualty Insurance Co	npany	2%	4,174	2,261	2,584		
41459 Armed Forces Insurance Exchange	599	605	610	664	781	837	599	605	610	664	781	837	599	605	610	616	781	837		Insurance Company		2%	2,588	2,268	2,244		
25143 State Farm Fire and Casualty Company	606	645	645	645	716	716	600	639	639	639	710	710	527	562	562	562	624	624		AA General Indemnity Con		2%	4,415	2,391	2,733		
13056 RLI Insurance Company	767 604	774 759	781 759	849 791	1,002 856	1,077 920	654 694	660 759	667 759	724 791	854 856	918 920	589 820	596 808	601 898	607 935	769	828		ed Services Automobile Associa Travelers Indemnity Com		2% 2%	4,494	2,434	2,782 2,446		
26298 Farmers Property & Casualty Ins. Co. 19410 Commerce and Industry Insurance Co.	694 749	759	759	850	951	920 1,019	736	736	736	835	935	1,001	715	898 715	715	935 817	1,015 884	918	20000 110	Travelers indentifility COM	Jany	∠70	2,446	2,446	2,440		
25941 United Services Automobile Association	749	749	814	826	901	911	757	788	814	826	935	911	890	929	956	973	1,055	1,062									
10677 The Cincinnati Insurance Companies	795	700	795	937	1,081	1,223	795	795	795	937	1,081	1,223	819	819	819	983	1,101	1,243									
25968 USAA Casualty Insurance Company	847	878	903	914	987	997	847	878	903	914	987	997	997	1,038	1,064	1,082	1,161	1,168									
19232 Allstate Insurance Co.	963	963	1,038	1,038	1,078	1,198	963	963	1,038	1,038	1,078	1,198	917	940	963	963	1,038	1,078									
23035 Liberty Mutual Fire Insurance Company	1,111	1,134	1,134	1,201	1,268	1,346	1,111	1,134	1,134	1,201	1,268	1,346	944	977	999	999	1,066	1,190									
12873 Privilege Underwriters Reciprocal Exchange	1,498	1,498	1,498	1,872	2,247	2,696	1,369	1,369	1,369	1,712	2,054	2,465	1,369	1,369	1,369	1,767	2,061	2,503									
21253 Garrison Property and Casualty Ins. Co.	1,461	1,503	1,534	1,543	1,600	1,607	1,461	1,503	1,534	1,543	1,600	1,607	2,048	2,130	2,163	2,202	2,267	2,273									
18600 USAA General Indemnity Company	1,839	1,896	1,939	1,953	2,040	2,052	1,839	1,896	1,939	1,953	2,040	2,052	2,437	2,537	2,581	2,628	2,723	2,732	^ Hurrican	e roof clips							
25658 The Travelers Indemnity Company	1,937	1,937	1,937	2,125	2,499	2,687	1,937	1,937	1,937	2,125	2,499	2,687	1,937	1,937	1,937	1,937	2,499	2,687	^^ Foundat	ion anchors							

	NEIGHBOR ISLANDS - SAMPLE HOMEOWNERS WITH HURRICANE COVERAGE INCLUDED																				
								NEIGHBO	R ISLAND	DS - SAM	PLE HON	IEOWNE	RS WITH	HURRIC	ANE COV	ERAGE	INCLUDE	D			
	Assumptions and Dwelling Characteristics Same as Above																				
NAIC			Pu	blic Prote	ection Clas	ss*			Pu	blic Prote	ection Cla	ss*		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		
10048	Hyundai Marine and Fire Insurance Co.	\$2,251	\$2,254	\$2,257	\$2,261	\$2,354	\$2,387	\$ 712	\$ 715	\$ 718	\$ 722	\$ 809	\$ 840	\$ 629	\$ 632	\$ 634	\$ 637	\$ 712	\$ 739		
30104	Hartford Underwriters Insurance Co.	2,036	2,036	2,036	2,036	2,240	2,240	1,596	1,596	1,596	1,596	1,756	1,756	2,097	2,097	2,097	2,097	2,307	2,307		
18279	Bankers Standard Insurance Company	1,705	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		
20346	Pacific Indemnity	2,228	2,228	2,329	2,329	2,429	2,429	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW		
20281	Federal Ins. Co.	2,228	2,228	2,329	2,329	2,429	2,429	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW	DNW		

Rates effective as of: December 1, 2023