

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. If your home is mortgaged, however, your lender may require insurance on your home for the duration of your loan. 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. In addition to 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 carefully reading your policy documents. 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.

HOME OWNER'S POLICY FORMS							
BASIC FORM (HO-1)	BROAD FORM (HO-2)			SPECIAL FORM (HO-3)			
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).			
>>>>>>>>>	As coverage increases so does your premium price.			>>>>>>>>>			
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, endorsement forms may offer specialized coverage to meet your needs.

Section -	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 HOME INSURANCE

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 (with your agent's assistance, if necessary), the quotes you receive should be on an "apples to apples" comparative basis. After obtaining multiple premium quotes, your personal preference dictates the emphasis placed on 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 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 insurance in Hawaii as part of our continuing effort to assist and educate consumers.

OAHU - SAMPLE RENTERS PREMIUMS

HO POLICY (HO-4) ASSUMPTIONS		DWELLING CHARACTERISTICS					
		Year Built:	1980 Wood (Single-wall)	2005 Wood (Double-wall)	1990 Masonry (CMU)		
		Construction:	Hip, asphalt shingle	Hip, asphalt shingle	Flat, torched membrane		
		Elevation:	15' above sea-level	15' above sea-level	15' above sea-level		
		Add'l Factors:	Primary residence No claims in 5 yrs.	Primary residence No claims in 5 yrs.	Primary residence No claims in 5 yrs.		
Coverage C: \$25,000							
D: 20% of Coverage C							
Deductible: \$500							
Rates effective as of		December 1, 2012					
NAIC Co. Code	Insurance Company	Public Protection Class*		Public Protection Class*		Public Protection Class*	
		3	10	3	10	3	10
10677	The Cincinnati Insurance Company	58	119	58	119	52	90
10861	Universal Property & Casualty Insurance Co.	63	129	63	129	57	97
15598	Interinsurance Exchange of the Auto Club	78	89	78	89	78	89
12502	Dongbu Insurance Co., Ltd. (U.S. Branch)	77	157	108	157	108	118
25143	State Farm Fire and Casualty Company	109	120	109	120	109	120
19232	Allstate Insurance Company	124	142	124	142	124	142
23035	Liberty Mutual Fire Ins Co	125	142	125	142	125	142
25941	United Services Automobile Association	126	126	126	126	126	126
18600	USAA General Indemnity Company	129	129	129	129	129	129
26298	Metropolitan Property & Casualty Insurance Co.	130	182	130	182	130	182
25180	Fidelity National Insurance Company	135	149	135	149	135	149
37265	DTRIC Insurance Company	150	204	150	204	150	154
10938	First Security Insurance of HI	150	177	150	185	150	174
29068	IDS Property Casualty Insurance	150	150	150	150	150	150
41742	First Insurance Company of Hawaii	150	201	150	210	150	197
41734	First Indemnity Insurance of HI	150	236	150	247	150	231
41726	First Fire and Casualty Insurance of HI	150	236	150	247	150	231
22845	Island Insurance Company, Limited	150	291	150	291	150	217
11689	Island Premier Insurance Company, Ltd.	150	221	150	221	150	165
22853	Tradewind Insurance Company, Limited	150	247	150	247	150	185
25968	USAA Casualty Insurance Company	151	151	151	151	151	151
10805	American Pacific Insurance Company	153	311	153	311	137	234
12767	Hawaiian Insurance and Guaranty	174	296	174	296	160	237
21105	North River Insurance Co.	180	325	180	325	163	273
19615	American Reliable Insurance Company	167	278	185	371	185	371
28487	Farmers Insurance Hawaii, Inc.	193	392	193	392	172	294
13056	RLI Insurance Company	200	408	200	408	179	305
21113	United States Fire Insurance Co	206	371	206	371	185	310
10759	Universal North America Insurance Company	227	DNW	227	DNW	209	DNW
31348	Crum & Forster Indemnity Co	278	500	278	500	251	419
20281	Federal Insurance Company	443	817	443	817	377	694
20346	Pacific Indemnity Company	443	817	443	817	377	694
25623	The Phoenix Insurance Company	561	1124	561	1124	506	843
25658	The Travelers Indemnity Company	561	1124	561	1124	506	843
21873	Fireman's Fund Insurance Company	705	1269	705	1269	634	1057
39500	Fireman's Fund Insurance Company of Hawaii	705	1269	705	1269	634	1057

OAHU - SAMPLE 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

HURRICANE POLICY		DWELLING CHARACTERISTICS (same as RENTERS)			
		Construction:	Wood (Single-wall)	Wood (Double-wall)	Masonry (CMU)
		Wind R Devices:	None	Hurricane roof clips	Hurricane roof clips
NAIC Co. Code	Insurance Company	DO	Premium (\$)	Premium (\$)	Premium (\$)
10861	Universal Property & Casualty Insurance Co.	2%	24	19	11
10677	The Cincinnati Insurance Company	2%	20	20	20
25180	Fidelity National Insurance Company	1%	25	25	11
12573	Centauri Specialty Insurance Company	2%	130	33	39
25143	State Farm Fire and Casualty Company	2%	35	35	31
12502	Dongbu Insurance Co., Ltd. (U.S. Branch)	2%	97	42	42
15598	Interinsurance Exchange of the Auto Club	2%	124	59	46
29068	IDS Property Casualty Insurance	5%	62	62	33
19615	American Reliable Insurance Company	2%	63	63	63
25941	United Services Automobile Association	2%	68	68	68
25968	USAA Casualty Insurance Company	2%	68	68	68
18600	USAA General Indemnity Company	2%	68	68	68
37273	Axis Insurance Company	2%	100	75	75
13056	RLI Insurance Company	2%	98	86	85
12767	Hawaiian Insurance and Guaranty	2%	100	100	100
10799	GeoVera Insurance Company	2%	100	100	100
11026	Zephyr Insurance Company	2%	150	150	150
25623	The Phoenix Insurance Company	2%	172	172	172
25658	The Travelers Indemnity Company	2%	172	172	172

DNW = Does Not Write

OAHU - SAMPLE RENTERS AND HURRICANE COMBINED PREMIUMS

Assumptions and Dwelling Characteristics Same as Above

These sample premiums INCLUDE Hurricane coverage

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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
30104	Hartford's Underwriters Insurance Company	528	950	528	950
18279	Bankers Standard Insurance Company	5258	10516	5258	10516
				475	797
				4752	9222

SAMPLE PREMIUM VS. YOUR CURRENT OR PROSPECTIVE RENTERS 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?

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 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.

NEIGHBOR ISLAND - SAMPLE ANNUAL RENTERS PREMIUMS

RENTERS POLICY (HO-4) ASSUMPTIONS						DWELLING CHARACTERISTIC ASSUMPTIONS													
Coverage C: \$25,000			Year Built: 1980 Elevation: 15' above sea-level			Year Built: 2005 Elevation: 15' above sea-level			Year Built: 1990 Elevation: 15' above sea-level										
D: 20% of Coverage C			Construction: Wood (Single-wall)			Construction: Wood (Double-wall)			Construction: Masonry (CMU)										
Deductible: \$500			Roof: Hip, asphalt shingle			Roof: Hip, asphalt shingle			Roof: Flat, torched membrane										
Rates effective as of December 1, 2012			Add'l: Primary residence, no claims in 5 yrs.			Add'l: Primary residence, no claims in 5 yrs.			Add'l: Primary residence, no claims in 5 yrs.										
NAIC Co. Code	Insurance Company					Public Protection Class*					Public Protection Class*								
	4	5	6	7	9	10	4	5	6	7	9	10	4	5	6	7	9	10	
10677	The Cincinnati Insurance Company	58	59	61	72	96	119	58	59	61	72	96	119	53	55	55	56	78	90
10861	Universal Property & Casualty Insurance Co.	64	64	65	77	103	129	64	64	65	77	103	129	57	58	59	59	84	97
15598	Interinsurance Exchange of the Auto Club	81	83	83	84	89	89	81	83	83	84	89	89	81	83	83	84	89	89
12502	Dongbu Insurance Co., Ltd. (U.S. Branch)	77	78	80	94	126	157	108	108	108	108	126	157	108	108	108	108	108	118
25143	State Farm Fire and Casualty Company	109	113	113	116	120	120	109	113	113	116	120	120	109	113	113	116	120	120
25941	United Services Automobile Association	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122	122
18600	USAA General Indemnity Company	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
23035	Liberty Mutual Fire Ins Co	125	130	130	135	142	142	125	130	130	135	142	142	125	130	130	135	142	142
19232	Allstate Insurance Company	128	132	132	133	142	142	128	132	132	133	142	142	128	132	132	133	142	142
25180	Fidelity National Insurance Company	135	135	135	135	149	149	135	135	135	135	149	149	135	135	135	135	149	149
26298	Metropolitan Property & Casualty Insurance Co.	137	150	150	157	169	182	137	150	150	157	169	182	137	150	150	157	169	182
25968	USAA Casualty Insurance Company	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147
37265	DTRIC Insurance Company	150	150	150	150	165	204	150	150	150	150	165	204	150	150	150	150	150	154
29068	IDS Property Casualty Insurance	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
10938	First Security Insurance of HI	150	150	150	150	150	177	150	150	150	150	150	185	150	150	150	150	150	174
41742	First Insurance Company of Hawaii	150	150	150	150	160	201	150	150	150	150	168	210	150	150	150	150	170	197
41734	First Indemnity Insurance of HI	150	150	150	150	189	236	150	150	150	150	197	247	150	150	150	150	200	231
41726	First Fire and Casualty Insurance of HI	150	150	150	150	189	236	150	150	150	150	197	247	150	150	150	150	200	231
22845	Island Insurance Company, Limited	150	150	150	175	232	291	150	150	150	175	232	291	150	150	150	150	189	217
11689	Island Premier Insurance Company, Ltd.	150	150	150	150	176	221	150	150	150	150	176	221	150	150	150	150	150	165
22853	Tradewind Insurance Company, Limited	150	150	150	150	198	247	150	150	150	150	198	247	150	150	150	150	160	185
10805	American Pacific Insurance Company	154	156	158	187	250	311	154	156	158	187	250	311	139	140	141	143	203	234
12767	Hawaiian Insurance and Guaranty	174	174	174	198	247	296	174	174	174	198	247	296	160	160	160	160	210	237
21105	North River Insurance Co.	180	180	180	263	325	180	180	180	180	263	325	163	163	163	163	235	273	
19615	American Reliable Insurance Company	167	167	167	200	267	278	185	185	185	222	296	371	185	185	185	185	222	271
28487	Farmers Insurance Hawaii, Inc.	194	195	197	235	313	392	194	195	197	235	315	392	174	176	178	180	254	294
13056	RLI Insurance Company	201	204	206	245	326	408	201	204	206	245	326	408	181	183	185	187	264	305
21113	United States Fire Insurance Co	206	206	206	299	371	206	206	206	206	299	371	185	185	185	185	268	310	
10759	Universal North America Insurance Company	227	227	227	262	334	DNW	227	227	227	262	284	DNW	209	209	209	209	280	DNW
31348	Crum & Forster Indemnity Co	278	278	278	278	403	500	278	278	278	278	403	500	251	251	251	251	362	419
20281	Federal Insurance Company	467	490	514	537	677	817	467	490	514	537	677	817	397	417	436	456	575	694
20346	Pacific Indemnity Company	467	490	514	537	677	817	467	490	514	537	677	817	397	417	436	456	575	694
25623	The Phoenix Insurance Company	561	561	561	674	899	1124	561	561	561	674	899	1124	506	506	506	506	731	843
25658	The Travelers Indemnity Company	561	561	561	674	899	1124	561	561	561	674	899	1124	506	506	506	506	731	843
21873	Fireman's Fund Insurance Company	705	705	705	705	1021	1269	705	705	705	705	1021	1269	634	634	634	634	917	1057
39500	Fireman's Fund Insurance Company of Hawaii	705	705	705	705	1021	1269	705	705	705	705	1021	1269	634	634	634	634	917	1057

DNW = Does Not Write

OAHU - SAMPLE RENTERS AND HURRICANE COMBINED PREMIUMS

Assumptions and Dwelling Characteristics Same as Above

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
10111	American Bankers Insurance Company of FL	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203
30104	Hartford's Underwriters Insurance Company	528	528	528	528	770	950	528	528	528	528	770	950	475	475	475	475	685	797
18279	Bankers Standard Insurance Company	5258	5258	5258	6310	8413	10516	5258	5258	5258	6310	8413	10516	4752	4752	4752	5804	7644	9222

These sample premiums INCLUDE Hurricane coverage

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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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