



Property Insurance

Providing certainty in uncertain times.

Affordable and accessible property insurance is essential to the real estate market. Property casualty coverage is an underwriting requirement for conventional, government-backed and commercial mortgages. Florida's escalating property insurance crisis demands an approach that produces long-term solutions to fit broad market needs and address the concerns of consumers, business, industry and government.

For the past three years, Citizens Property Insurance Corporation's rates have been frozen and Citizens has become more than the state's insurer of last resort. In many cases, Citizens is the insurer of choice with rates below market levels.

Florida's insurance market is changing dramatically. While several new insurance companies are writing policies, others are leaving. In an effort to provide stability, confidence and competitiveness, it's time to reexamine our market. FAR is aggressively

pursuing solutions to the insurance crisis at the state, national and international levels.

The challenges to this market are considerable, and the consequences for the state are enormous. But there are solutions. Florida Realtors® favor a long-term view toward balancing the interests of policyholders and insurers, and programs that fortify residential and commercial properties against storm damage. We ask that you:

- Support the continuation and expansion of home hardening programs such as the My Safe Florida Home program, including the use of federal stimulus dollars for “home hardening” grants.
- Support increasing mitigation awareness among Floridians and a market-driven approach to providing windstorm ratings. This will alleviate the increased transaction costs associated with mandatory time-of-sale rating disclosures.
- Fund research to determine the effect of wind on commercial structures.
- Support a modest increase in rates for Citizens, provided a portion of this increase is earmarked for wind mitigation programs such as My Safe Florida Home.
- Support maintaining as broad an assessment base as possible for Citizens and the Hurricane Catastrophe Fund, as long as post-event assessments are necessary and required by Florida law.

As the Legislature addresses property insurance reform, Florida Realtors® encourage the inclusion of these important provisions in **SB 1950** by Sen. Garrett Richter and **HB 1495** by Rep. Bryan Nelson.

Florida Association of Realtors®
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