

Historical District/Overlay – points of consideration.

As an insurance agent for almost 35 years, 21 years in Volusia County, Florida I would like to share some information to consider when making a decision regarding changing certain areas within Volusia County to either an Historical district or Historic overlay district.

First and foremost, Insurance companies make no distinction between the two. Those carriers who do not insure properties in Historic districts, do not insure anything with the word “historic” in it. As an insurance agent I work for both my insured and the company I represent. If a carrier’s underwriting states, they do not insure a home located in one of these designated areas the insurance contract states we – both the insured and I - are obligated to advise the company of any substantial change in the risk. Failure to do so could cause a problem in the event of a claim, this could be considered material misrepresentation. As an agent if I am aware of such a situation, I would be considered responsible if this problem arose.

Secondly, property insurance in the State of Florida is in a crisis. Rates are skyrocketing, companies are limiting the business they will write or leaving the State altogether. Insuring older homes has been a challenge for quite some time. Due to normal building codes and City or State ordinance the additional cost of repairs to an older property after a claim has been a factor in the higher cost of insurance associated with these risks. Adding the historical designation will make the premiums unaffordable to many – if you can get insurance at all. This will also have an impact on your property if you try to sell. Due to the cost of home insurance one of the first things a prospective buyer wants to know is if the house is insurable. I am including a list of some of the carriers I work with and their stance on historic homes.

Third, the insurance industry underwriting has gotten very stringent. Properties 20 years or older, in most cases, are required to have inspections before they can be insured. Many older properties have features that were built to code but no longer qualify under today’s insurance guidelines. Some of these issues – cloth wiring as an example – cost thousands of dollars to remediate simply to get insurance. And if you have a mortgage, you do not have the choice to insure yourself. There are some workarounds with carriers who will write some of these properties, but the rates can be triple what you would normally pay with many exclusions – such as no water damage coverage, etc. Most of these carriers are in the non-standard market and not backed by the Florida Insurance Guaranty Association.

I take no stand on this issue – I am simply laying out facts from the property and casualty insurance viewpoint.

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American Integrity HO3 – No historical homes or districts

American Traditions/Sutton – No homes over 40 years currently. When open for business they will write historical 1920 or newer (has not been open for older homes for many years now)

ASI/Progressive – no longer writing business in the State

Bankers Insurance – no longer writing business in the State

Clearblue Insurance/Swyyft – no historical homes or districts

Citizens Insurance – will write historical home but does not write over \$700,000 dwelling with a \$10,000 water damage sublimit and as of 04/01/2023 you must also carry flood insurance.

Edison/Florida Peninsula – will write historical homes, no galvanized plumbing and must meet current UW guidelines. Currently, they are limiting business in this area.

First Protective/Frontline Insurance – no historical homes or districts

MacNeill – Non-Standard market possible consideration with updates

Security First Insurance – no historical homes or districts. Closed for coverage with wind in this area.

Southern Oak Insurance – will write but currently not writing homes over 1 year old.

Tower Hill Insurance – no historical homes or districts

United P & C – insolvent.

Underwrites at Lloyds – Will write but not over \$500,000 at this time.

Appointment**Expiration Date****0220 - GENERAL LINES (PROP & CAS)**

AMERICAN INTEGRITY INSURANCE COMPANY OF FLORIDA	01/31/2024
AMERICAN MOBILE INSURANCE EXCHANGE	01/31/2025
AMERICAN STRATEGIC INSURANCE CORP.	01/31/2024
AMERICAN TRADITIONS INSURANCE COMPANY	01/31/2025
ASI PREFERRED INSURANCE CORP.	01/31/2025
CITIZENS PROPERTY INSURANCE CORPORATION	01/31/2025
FARMINGTON CASUALTY COMPANY	01/31/2025
FIDELITY AND GUARANTY INSURANCE COMPANY	01/31/2025
FIRST COMMUNITY INSURANCE COMPANY	01/31/2025
FLORIDA FAMILY HOME INSURANCE COMPANY	01/31/2024
FLORIDA FAMILY INSURANCE COMPANY	01/31/2024
HOMEOWNERS CHOICE PROPERTY & CASUALTY INSURANCE COMPANY, INC.	01/31/2025
MANUFACTURERS ALLIANCE INSURANCE COMPANY	01/31/2024
MERCURY INDEMNITY COMPANY OF AMERICA	01/31/2024
PENNSYLVANIA MANUFACTURERS INDEMNITY COMPANY	01/31/2024
PENNSYLVANIA MANUFACTURERS' ASSOCIATION INS. CO.	01/31/2024
PROGRESSIVE AMERICAN INSURANCE COMPANY	01/31/2025
PROGRESSIVE EXPRESS INSURANCE COMPANY	01/31/2025
SAFEPOINT INSURANCE COMPANY	01/31/2025
SECURITY FIRST INSURANCE COMPANY	01/31/2024
SLIDE INSURANCE COMPANY	01/31/2025
SOUTHERN OAK INSURANCE COMPANY	01/31/2025
ST. PAUL FIRE AND MARINE INSURANCE COMPANY	01/31/2025
ST. PAUL GUARDIAN INSURANCE COMPANY	01/31/2025
ST. PAUL MERCURY INSURANCE COMPANY	01/31/2025
SUTTON NATIONAL INSURANCE COMPANY	01/31/2025
THE STANDARD FIRE INSURANCE COMPANY	01/31/2025
TOWER HILL INSURANCE EXCHANGE	01/31/2024
TRAVELERS HOME AND MARINE INSURANCE COMPANY(THE)	01/31/2024
TYPTAP INSURANCE COMPANY	01/31/2024
UNITED PROPERTY & CASUALTY INSURANCE COMPANY	01/31/2024
UNIVERSAL PROPERTY & CASUALTY INSURANCE COMPANY	01/31/2024

2044 - PERSONAL LINES AGENT

SAFECO INSURANCE COMPANY OF ILLINOIS	01/31/2025
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