

# Keeping your home insured despite more limited and expensive options in the CO marketplace

## CO Division of Insurance Stakeholder Meeting on Homeowners / HOA Insurance Issues, March 26<sup>th</sup>, 2024

### Colorado Wildfire Resilient Home Grant 2024



Created by the Colorado Legislature in 2023  
Small grants for homeowners to harden their homes against wildfire risk.  
The 2024 application period is from March 4, 2024 - April 15, 2024.  
You must submit a home ignition/defensible space (HIZ) plan.

Sample projects can include:

- Roof replacement
- Replace vinyl roof gutters with aluminum roof gutters
- Install leaf guards on existing aluminum roof gutters
- Replace attic and/or soffit vents with new vents with mesh screens
- Replace combustible fence within 5 feet of the home with non-combustible fencing.
- Enclose space under the deck less than 24" from the home with non-combustible ground covers
- Replace combustible siding on the home with non-combustible siding
- Replace mulch within 5 feet of the home with non-combustible ground covers
- Install eave soffits on open eaves
- Replace single-pane windows with double or triple-pane windows

\*\*Note: For larger projects, this grant can be used to supplement other grant funding. The amount of the grant funding award will depend on the qualifications of applicants. Projects that have occurred before the grant funding award will not be considered.



United Policyholders  
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HOME ABOUT MEDIA RECOVERY HELP GET PREPARED ADVOCACY

### BUYING TIPS

Home >> Buying Tips >> Dropped by Your Home/Condo Insurer? Information for Colorado Residents

Homeowners

## Dropped by Your Home/Condo Insurer? Information for Colorado Residents

Most home insurance policies are one-year contracts that can be renewed each year. But if you live near an area that was affected by a natural disaster, or you've filed one or more claims, your insurer may drop or "non-renew" your policy. Non-renewal means your insurer won't be offering you a new policy after your current one expires. A cancellation is different. A cancellation means your policy is being canceled before it expires.

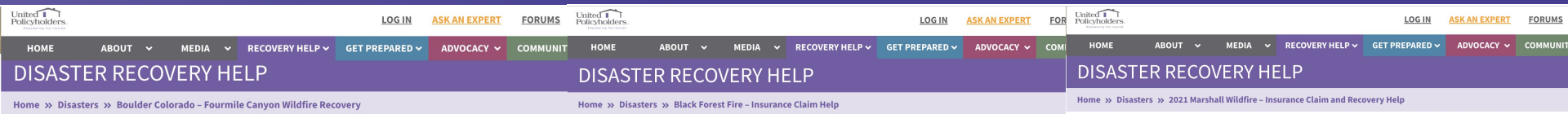
As long as an insurer gives you **60 days notice** before your policy is due to expire, it can choose not to renew your policy. And if, at renewal time, you decide to take your business elsewhere, you are free to do so.

If you get a non-renewal notice from your current insurer before the policy expires, review their stated reason for dropping you and ask them to reconsider. Let them know about any "home hardening" (e.g., brush clearing improvements you've made).

Colorado law has only a few requirements and restrictions regarding non-renewals:

# UP: A 32 year old 501(c)(3) insurance consumer non-profit

Our website, programming, volunteers and guidance help over 500,000 people each year



## Boulder Colorado - Fourmile Canyon Wildfire Recovery

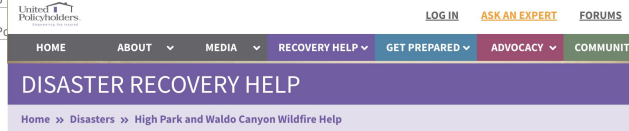


[High Park and Waldo Canyon Wildfire Survivors, Click Here](#)

Colorado Assistance:

[Colorado State Resources and Claim Help](#)

[Sample Letter Requesting Extensions of P](#)



## High Park and Waldo Canyon Wildfire Help



[An open letter from one fire survivor to another](#)

UP offers tips and info from previous disaster survivors and from experts on insurance claims, legal matters and the rebuilding/repair process. Here are the insurance claim and recovery help resources that United Policyholders offers to residents of Colorado.

To find information on specific topics, please visit the [Claim Help Library](#) and use our "search" box. We also offer educational workshops and long term recovery services after natural disasters (subject to funding and community support). If we are offering educational workshops or events in your area, you will find times, topics and locations below.

## Black Forest Fire - Insurance Claim Help



Kerri Waite and Karla Price receiving award



## Colorado Flooding



If your home or business was damaged or destroyed in recent flooding and mudslides, you can access information and tools through United Policyholders' Roadmap to Recovery® program for overcoming challenges with property, flood and auto insurance claims and reaching a fair settlement. Scroll down for key tips and a menu of resources.

Focus on completely inventorying and valuing all damage and costs to repair or replace your property, regardless of your insurance situation. **Key Insurance Claim Tips:**

- Keep a diary of conversations with insurance, repair, government and other professionals.
- Flood policies have different rules than home policies.
- Give your home and/or flood insurer a chance to do the right thing, but advocate for yourself and get help from

# UP Goals:

**Help property owners keep their assets protected through policies that meet reasonable expectations of coverage**

**Advance/increase mitigation support and insurance rewards (premium discounts, renewal assurances)**

**Monitor the home insurance marketplace, gather data**

**Contribute to problem-solving, sound public policy, innovation, solutions**



UP needs CO homeowners to spend just a few minutes taking our confidential survey on home insurance non-renewals and premiums

<https://www.surveymonkey.com/r/COhome>  
[survey](https://www.surveymonkey.com/r/COhome)

We will use the survey data to keep tabs on the marketplace and continue helping households navigate

THANK YOU!!!

# Standard tips:

- **Comparison shop based on coverage, not just price.**
- **Avoid underinsuring your home**
- **Request a list of all discounts the insurer offers**
- **Bundle your home, auto and/or umbrella policies with one insurance company.**
- **Avoid surplus lines/non-admitted insurance companies**
- **Consider flood insurance**
- **Increase your deductible, avoid filing small claims.**

# UPdated tips for current conditions:

- **Start shopping right away if you get a non-renewal notice**
- **Get help from a professional agent or broker**
- **Reduce risk/mitigate**
- **Find out your risk score, correct errors**
- **Understand your deductible options**
- **Consider all types of policy options – even surplus**
- **Still try and keep your dwelling adequately insured for RCV**
- **Beware new limits/exclusions for water, wind, cosmetic**
- **Trim non-essential coverage as a last resort**

# Start shopping right away

**As soon as you get a non-renewal notice, start shopping – don't procrastinate**

CO law requires your insurer to give you 60 days notice if they're not going to offer you a renewal policy



# Get help from a professional agent or broker

**Seek out an experienced, pro-active insurance agent or broker.**

**If an agent or broker tells you your only option is a surplus line (excess, non-admitted) insurance company, check with at least one other agent or broker.**

- **Captive vs. Independent**
- **Surplus/Non-Admitted/Excess**



# Reduce risk/Mitigate

**Create defensible space around your home and “harden it” to reduce your wildfire risk.**

**Seek out programs in your community that offer mitigation help and/or grants.**

**Provide your insurer with documentation of completed mitigation steps and/or your community’s risk reduction activities.**

# Risk reduction is imperative

## Improve Your Home's Chances of Surviving a Wildfire

- Have a Class A fire rated roof
- Install screens to keep embers out
- Gutters should be kept clear of leaves and needles
- Clear plants so there's 5 feet of space around your home
- Remove all combustible materials from under and near decks
- Prune branches near the home
- If wood fencing touches your home, replace at least 5 ft. of it with metal
- To get help with the above, visit the WRAP Resource Center: [www.uphelp.org/wrap](http://www.uphelp.org/wrap)

## Prepare to be Resilient



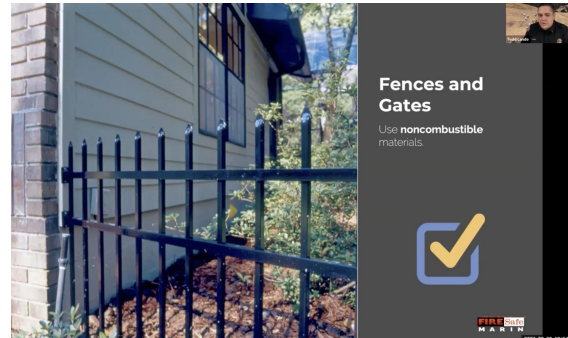
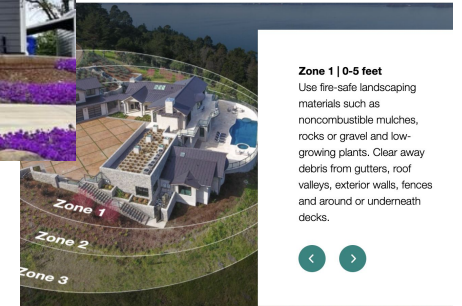
Use your cell phone to create a video inventory of your home inside and out



Call your insurer and get confirmation that your home is adequately insured, take notes



Scan the QR code to access wildfire mitigation info and help resources



# Find out your Risk Score, correct errors

**Ask in writing for your risk score, appeal if its based on inaccurate info**

**Can a consumer change their risk score?**

“If a policyholder appeals a score and presents evidence, the insurance carrier can easily request a change to the relevant information, such as the year of construction for a property. The updated score is then automatically generated and made available in the UI, along with an audit trail of any changes made. This functionality not only streamlines the appeals process, but also helps carriers in scenario planning” Zesty A.I.

<https://zesty.ai/news/californias-new-wildfire-risk-regulations-your-top-10-questions-answered>

# Raise your deductible, (but use caution)

**Get quotes for different deductible levels and make an informed decision:**

- **A higher deductible reduces your premium.**
- **Too high a deductible means your insurance won't cover even a moderate-sized claim.**
- **Do your best to understand how the deductible will impact the amount of money your insurer will pay toward repairs/rebuilding.**

# Consider all options

**If you can't find a name brand insurer willing to insure your home, options include a "non-admitted" (surplus line) company and in 2025, the CO Fair Plan**

**- Non-admitted is riskier b/c the Division of Insurance doesn't have authority over their forms and rates and they're not covered by an insolvency fund**

# Try and keep your home insured for replacement cost

**Far too many people impacted by wildfires find out their home was underinsured – avoid that if you can, despite the pressure of higher premiums...**

# Beware new limits on water, wind, cosmetic. Consider flood insurance

- **Being insured for the risks in your region remains important.**
- **Your home policy excludes flood coverage**
- **Just because your mortgage company is not requiring you to have flood insurance doesn't mean you aren't at risk for flood damage...get a quote from the NFIP and a private flood insurance company and make an informed decision.**

# Trim non-essential coverage as a last resort

**Reduce/eliminate coverage you can live without (e.g. high dollar limits on Contents, Other Structures)**

- **NOT Dwelling limits (Underinsurance risk)**
- **Feasible? (many carriers automatically include a bucket of coverage for Other Structures and a set percentage of dwelling limits for Contents, and )**





## We've got your back when insurance matters

United Policyholders (UP) is a non-profit 501(c)(3) whose mission is to be a trustworthy and useful information resource and a respected voice for consumers of all types of insurance in all 50 states. We don't take money from insurance companies. We give you the straight scoop. Guide you on buying insurance and navigating claims. Fight for your rights.

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