

Bulletin #33 – February 18, 2025

Homeowners Program Changes

Effective 4/1/2025, new and replacement Homeowners business will be written using the Homeowners program of American Association of Insurance Services (AAIS). With this change comes new rates and coverage forms.

There are many differences, but these changes may have significance to customers:

- Adds an extra 5% for debris removal if limits are reached
- Adds the ability to exclude dogs with an injury history rather than deny Homeowners coverage
- Adds the ability to insure owner-occupied mobile homes (under the HO 0008)
- Adds the ability to insure 3-4 family homes
- Adds premium for pool, trampoline, and dog ownership
- Adds the ability to insure owner-occupied seasonal properties (under the HO 0008)
- Adds \$5,000 in water back up and sump pump discharge coverage to most policies
- Changes losses under the HO 008 form to actual cash value settlement
- Restricts the date a policyholder may cancel coverage to a future date
- Additional Living Costs and Loss of Rent is changed to 20% on the HO 0008
- Adds the ability to increase theft coverage to \$5,000 on the HO 0008
- Adds coverage for sidewalks and driveways under Coverage B – Related Private Structures
- The HO 0002 has been discontinued
- Deductibles being offered are \$250, \$500, \$1,000, \$2,000, and \$3,000
- Structural construction, exterior of the home, and roof covering are now rating variables

Current customers will be sent a replacement offer earlier than normal and a letter that explains some of the differences above.

Customers and agents can both read the policy language on OFP's website. Customers may see it at www.ohiofairplan.com/customers. Agents may see the same policy language by logging into the website and clicking Forms Library.

As you do each year at the offer of replacement coverage, please take this opportunity to check your customer's eligibility in the standard market – the customer may not need to be insured with OFP any longer.

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Information from the survey sent to policyholders in the fall of 2024 is being used in this new program. If a customer has not responded to the survey, we are using the last information available to us.

Any corrections can be made effective the day after we receive them from the customer in writing.

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Additionally, several improvements have been made to the application:

- A link to the county auditor's website is being provided within the application to help you and the customer make certain the customer complies with state law that prohibits OFP from writing coverage on properties with delinquent taxes.
- A reminder that OFP invoices all interested parties every time is now on the application.
- When a property has been previously underwritten by OFP, a new application cannot be submitted until after OFP staff has explained how to correct any outstanding issues.
- The loss history section of the application clearly asks about losses at this location and also at other locations.
- The application provides an estimate of the annual premium.
- After the application is submitted, the underwriting process reviewed at the beginning of the application is reiterated.
- A copy of the application the customer signed will be immediately emailed to them when it is submitted to OFP. This is in addition to the copy emailed to the submitting agent.

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As always, if you have any questions, please contact OFP at 614-839-6446.