

FLORIDA FLOOD

Flood Standards Development Committee

11 August 2015

Relevant Sources

- F.S. 627.715 effective July 1, 2015
- F.S. 627.701
- F.S. 627.7011(3)
- NFIP Manual & Policy, 2015

Bases for policies/contracts/endorsements

- Standard (equivalent to NFIP)
- Preferred
- Customized
- **Flexible**
- Supplemental

Standard (NFIP)

- Coverage A-Building Property up to \$250,000
- Coverage B-Personal Property up to \$100,000
- Coverage C-Other Coverages
- Coverage D-Increased Cost of Compliance (ICC)
- No coverage for additional living expenses
- Specific minimum deductibles

Coverage A-Building Property

- Dwelling and attached additions and extension
- Detached garage (up to 10% of Dwelling Limit), no other appurtenant structures
- Guaranteed replacement cost with 80% coinsurance
- Manufactured home or travel trailer, special loss settlement
- Separate deductible applied separately

Coverage B-Personal Property

- Specified personal property in a dwelling
- Tenants contents with 10% of limit for improvements
- Condo unit owner contents with 10% of limit for interior walls, floor and ceiling (not covered under association policy)
- Special \$2,500 limit for artwork, jewelry, etc.
- Separate deductible
- ACV Loss Settlement

Coverage C-Other Coverages

- Debris Removed
- Loss Avoidance
- Property Removed to Safety
- Condominium Loss Assessment
- Coverage does not increase Coverage A or B limit

Coverage D-ICC

- For repetitive loss structures or when there has been substantial damage
- Compliance with a State or local floodplain management law or ordinance affecting repair or reconstruction of a structure suffering *flood damage*
- Coverage up to \$30,000 with no separate deductible, reduces Coverage A limit

Preferred

- Standard (NFIP)
- Water Intrusion
- Additional Living Expense
- Guaranteed Replacement Cost on Contents

Customized

Coverage broader than Standard

Flexible

- Flood
- Option for water intrusion
- Required inclusion of one or more of the following provisions:
 - Flood coverage in a specified amount.
 - Deductible in an amount authorized under s. 627.701, F.S., including a deductible in an amount authorized for hurricane.
 - Requirement that flood loss to a dwelling be adjusted in accordance with s. 627.7011(3), F.S., or adjusted only on the basis of the actual cash value of the property.
 - Flood coverage only to the principal building defined in the policy.
 - Option for additional living expenses.
 - Option to include or exclude contents.

Deductible under 627.701, F.S.

- Specified deductibles depending on property value ranging from 2% to 10%
- Deductible applies on an annual basis

Loss Adjustment under 627.7011(3), F.S.

- For a damaged Dwelling, the insurer must initially pay at least the actual cash value of the insured loss, less any applicable deductible.
- The insurer shall pay any remaining amounts necessary to perform such repairs as work is performed and expenses are incurred.
- If a total loss of a dwelling occurs, the insurer shall pay the replacement cost coverage without reservation or holdback of any depreciation in value, pursuant to s. 627.702, F.S., the valued policy law.

Supplemental

- Written in conjunction with an NFIP policy or from an insurer writing Standard or Preferred
 - Art
 - Jewelry
 - Deductible
 - Additional living expense
 - Other options
- Not excess

Comments/Questions

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