

## **Bulletin #31 – February 1, 2024**

### **Dwelling Program Changes**

Effective 4/1/2024, new and replacement Dwelling business written by Ohio FAIR Plan (OFP) will be written using the Dwelling Properties program of American Association of Insurance Services (AAIS). With this change comes new rates and coverage forms.

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

- Ordinance and Law coverage of 10% of Coverage A is added.
- Fair Rental Value is changed to 10% of Coverage A.
- Additional Living Costs and Fair Rental Value coverage does not reduce the Dwelling coverage.
- Additional Living Costs for owner-occupied properties is added.
- Coverage to remove trees from a covered structure or driveway is added.
- Private Structures coverage does not reduce the Dwelling coverage amount.
- There is a premium for Private Structures coverage (so policies without Private Structures coverage will have a premium reduction).
- Debris removal coverage of up to 5% of Coverage A is added.
- Coverage for sidewalks and driveways is added.

Two key limitations to the new program are:

- Liability coverage is not available. (Certain policyholders previously had liability coverage.)
- The customer may only cancel coverage at a future date (i.e., no backdating of cancellation).

Current customers will be sent a replacement offer earlier than normal and a letter that explains 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](http://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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As always, if you have any questions, please contact OFP at 614-839-6446.