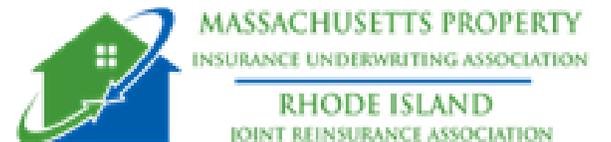


Mass Property Insurance Underwriting Association (MPIUA) & Rhode Island Joint Reinsurance Association (RIJRA) Overview

July 19, 2025



The Basics

- The Massachusetts Property Insurance Underwriting Association (MPIUA) and the Rhode Island Joint Reinsurance Association (RIJRA) are residual market insurance associations in which all companies writing basic property insurance in each state are required to participate. MPIUA manages both plans.
- The FAIR Plan operates similar to that of a normal insurance company in that it underwrites and inspects risks, accepts premium, issues policies and adjusts claims.
- Not a state agency. No taxpayer funds are used. Regulated by MA DOI and RIDBR.

MA Coverage Offered

	Dwelling	Homeowners	Commercial
Policy Types Offered	<ul style="list-style-type: none"> DP 1 DP 2 DP 3 DL 1 	<ul style="list-style-type: none"> Owners: HO 2, HO 3 & HO 5 Tenants: HO 4 Condo Unit Owners: HO 6 	<ul style="list-style-type: none"> Standard Property Policy (CP-0099) (Business income coverage is not available)
Base Deductible	<ul style="list-style-type: none"> \$250 	<ul style="list-style-type: none"> \$250 	<ul style="list-style-type: none"> \$500
Optional Deductibles	<ul style="list-style-type: none"> \$100, \$500, \$1,000 & \$2,500 See also mandatory minimum named storm deductibles information 	<ul style="list-style-type: none"> All forms: \$500, \$1,000, \$2,500 HO 2, HO 3, & HO 5 only: \$100 See also mandatory minimum named storm deductibles information 	<ul style="list-style-type: none"> \$250, \$1,000, \$2,500, \$5,000, \$10,000, \$25,000, \$50,000 & \$75,000 No applicable minimum named storm deductible
Basic Eligibility	<ul style="list-style-type: none"> 1-4 unit dwelling, contents of any residential unit Non-owner occupancy for Dwelling liability 	<ul style="list-style-type: none"> HO 2, HO 3 & HO 5: 1-4 unit dwelling, owner occupied HO 4: Any residential unit HO 6: Owner occupied condo unit 	<ul style="list-style-type: none"> Commercial property, including buildings with 5 or more apartments
Maximum Limit	<ul style="list-style-type: none"> Coverage A: \$1,000,000 single interest Coverage L: \$500,000 Coverage M: \$5,000 	<ul style="list-style-type: none"> Section I: <ul style="list-style-type: none"> HO 2, HO 3, HO 5: <ul style="list-style-type: none"> Coverage A: \$1,000,000 HO 4, HO 6: <ul style="list-style-type: none"> Coverage C: \$1,000,000 Section II: All Forms <ul style="list-style-type: none"> Coverage E: \$500,000 Coverage F: \$5,000 	<ul style="list-style-type: none"> \$1,000,000, single interest \$1,500,000, multi-interest
Minimum Premium	<ul style="list-style-type: none"> \$50 	<ul style="list-style-type: none"> \$50 	<ul style="list-style-type: none"> \$100
Amount of Insurance Requirement	<ul style="list-style-type: none"> DP 1: Actual cash value DP 2 & DP 3: Policies with an original inception date of 02/01/25 or later: Minimum 90% of replacement cost ; Policies with an original inception date prior to 02/01/25: Minimum 80% of replacement cost 	<ul style="list-style-type: none"> HO 2, HO 3 or HO 5: Policies with an original inception date of 02/01/25 or later: Minimum 90% of replacement cost ; Policies with an original inception date prior to 02/01/25: Minimum 80% of replacement cost HO 6: Replacement cost of the building unit HO 4: Contents coverage on actual cash basis with option for replacement cost 	<ul style="list-style-type: none"> Buildings: 80%, 90%, 100% of replacement cost less depreciation, with proper documentation, otherwise written with no coinsurance Contents: Actual cash value

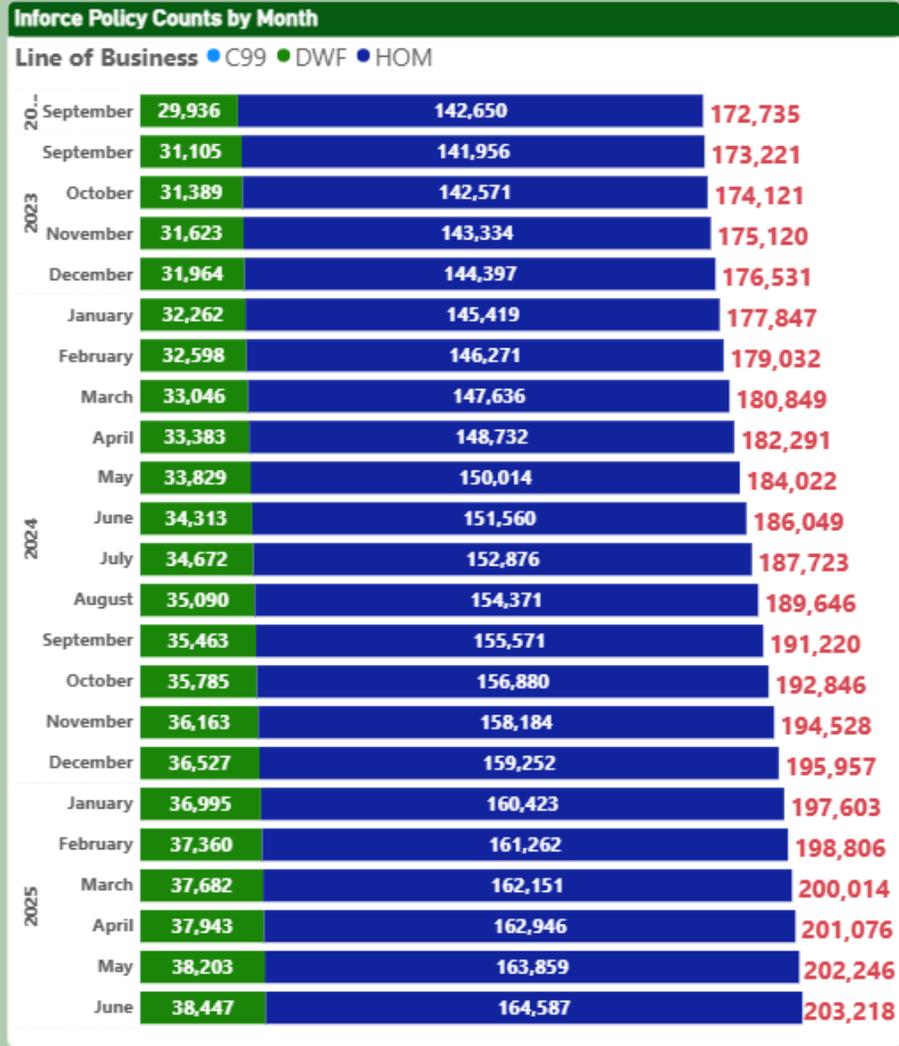
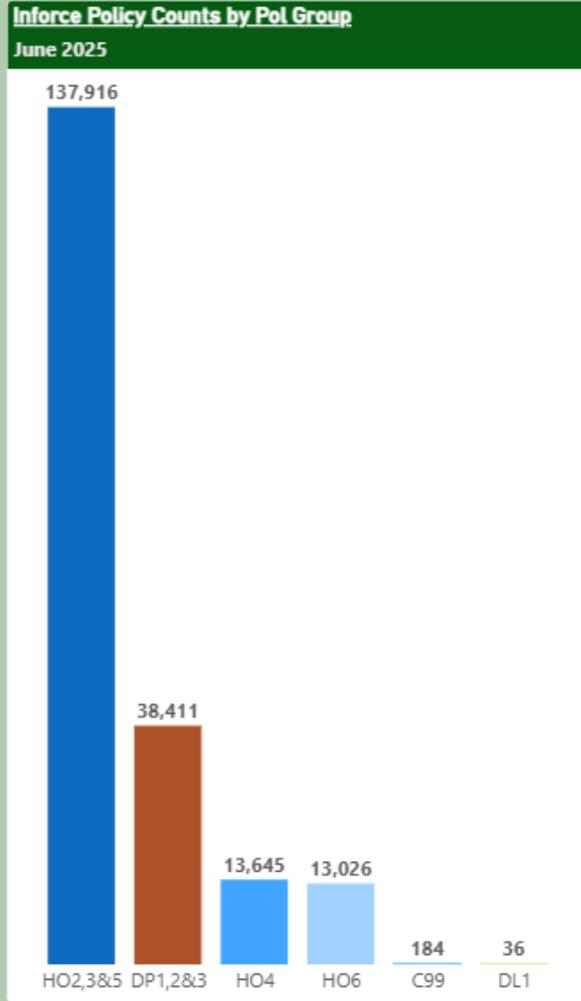
RI Coverage Offered

	Dwelling	Homeowners	Commercial
Policy Types Offered	<ul style="list-style-type: none"> DP 1 DP 2 DP 3 DL 1 	<ul style="list-style-type: none"> Owners: HO 2, HO 3, HO 5 & HO 8 Tenants: HO 4 Condo Unit Owners: HO 6 	<ul style="list-style-type: none"> Standard Property Policy (CP-0099) (Business income coverage is not available)
Base Deductible	<ul style="list-style-type: none"> \$250 	<ul style="list-style-type: none"> \$250 	<ul style="list-style-type: none"> \$500
Optional Deductibles	<ul style="list-style-type: none"> \$100, \$500, \$1,000 & \$2,500 See also mandatory minimum named storm deductibles information 	<ul style="list-style-type: none"> All forms: \$500, \$1,000, \$2,500 HO 2, HO 3, HO 5 or HO 8 only: \$100 See also mandatory minimum named storm deductibles information 	<ul style="list-style-type: none"> \$250, \$1,000, \$2,500, \$5,000, \$10,000, \$25,000, \$50,000 & \$75,000 No applicable minimum named storm deductible
Basic Eligibility	<ul style="list-style-type: none"> 1-4 unit dwelling, contents of any residential unit Non-owner occupancy for Dwelling liability 	<ul style="list-style-type: none"> HO 2, HO 3 & HO 5: 1-4 unit dwelling, owner occupied HO 4: Any residential unit HO 6: Owner occupied condo unit Section I: 	<ul style="list-style-type: none"> Commercial property, including buildings with 5 or more apartments
Maximum Limit	<ul style="list-style-type: none"> Coverage A: \$1,250,000 single interest Coverage L: \$100,000 Coverage M: 1,000 	<ul style="list-style-type: none"> HO 2, HO 3, HO 5 or HO 8: Coverage A \$1,250,000 HO 4, HO 6: Coverage A \$100,000 Coverage C \$100,000 Section II: All Forms Coverage E \$500,000 Coverage F \$5,000 	<ul style="list-style-type: none"> \$125,000 Single Interest
Minimum Premium	<ul style="list-style-type: none"> \$50 	<ul style="list-style-type: none"> \$50 	<ul style="list-style-type: none"> \$100

MA Underwriting Statistics

June 2025 In-Force Policies

- Inforce Policy Counts (#)**
203,218
Inforce Policy Counts
- Inforce Policy Counts (YoY Change)**
17,169
12 Month Change
- Inforce Policy Counts (YoY Change)**
9.2%
% Chg over Prior Year (#)
- Inforce Policy Counts (Since 9.30.24)**
6.3%
Chg since 9.30.2024
- Inforce Policy Premium (\$)**
\$447,341,412
Inforce Policy Premium
- YoY Chg - Premium (\$)**
\$65,322,991
YoY Change Prem



83.0%
Pure Retention Rate

RI Underwriting Statistics

June 2025 In-Force Policies

Inforce Policy Counts (#)
13,705
Inforce Policy Counts

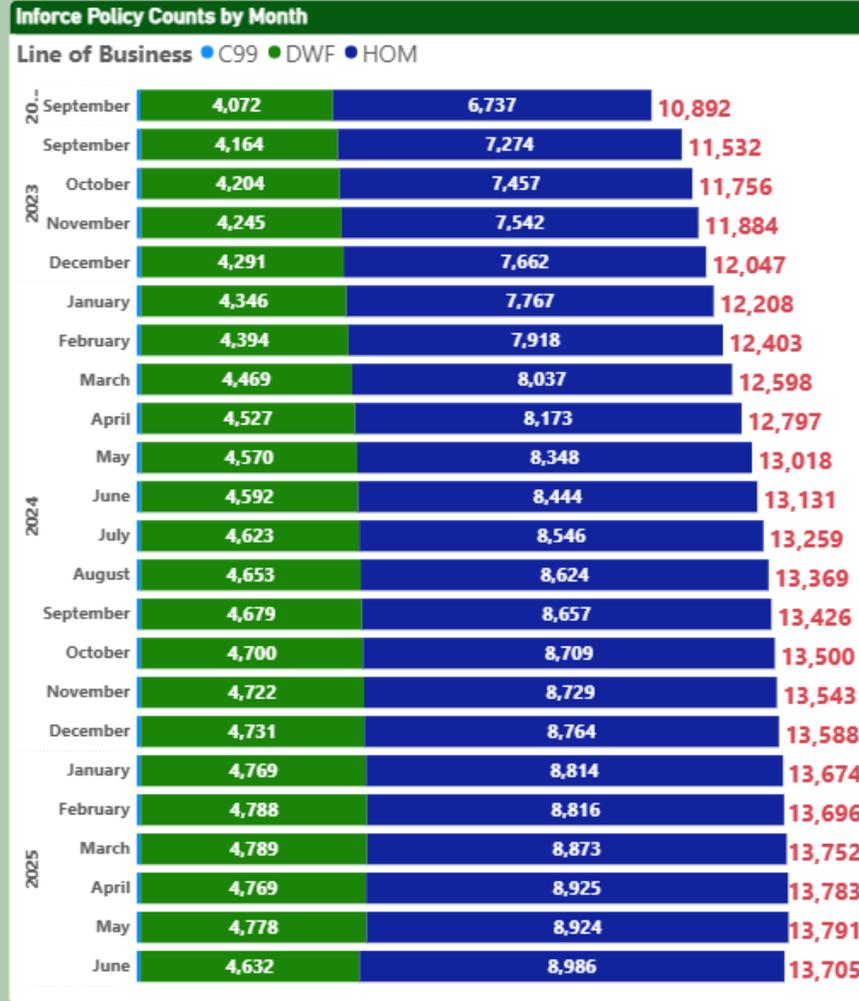
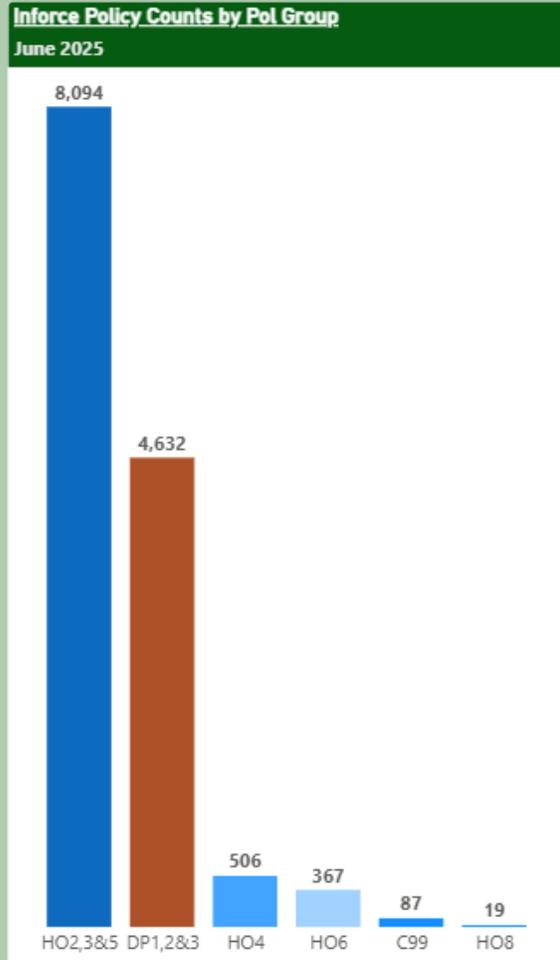
Inforce Policy Counts (YoY Change)
574
12 Month Change

Inforce Policy Counts (YoY Change)
4.4%
% Chg over Prior Year (#)

Inforce Policy Counts (Since 9.30.24)
2.1%
Chg since 9.30.2024

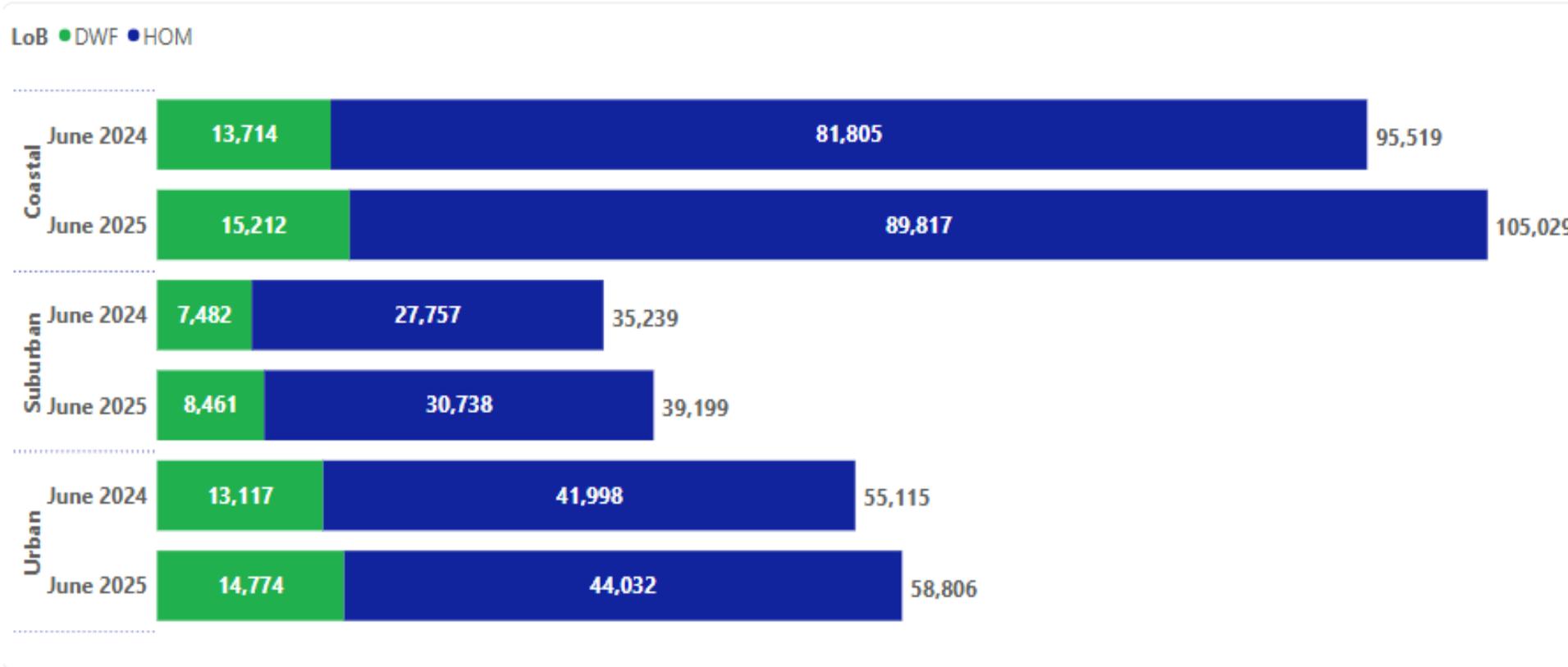
Inforce Policy Premium (\$)
\$42,478,035
Inforce Policy Premium

YoY Chg- Premium (\$)
\$8,954,609
YoY Change Prem



71.2%
Pure Retention Rate

MA Growth by Geographic Area

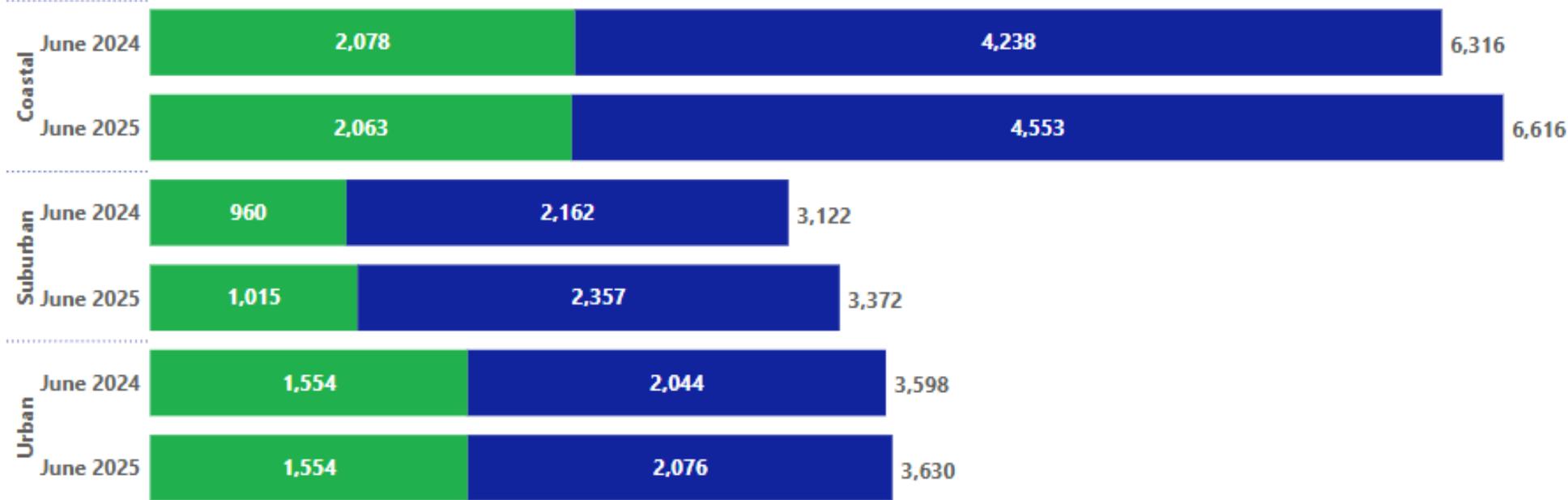


YoY Growth

- **Coastal** – 9,510 policies or 10%
- **Suburban** – 3,960 policies or 11.2%
- **Urban** – 3,691 policies or 6.7%

RI Growth by Geographic Area

LoB ● DWF ● HOM



YoY Growth

- Coastal – 300 policies or 4.7%
- Suburban – 250 policies or 8.0%
- Urban – 32 policies or 0.8%

MA Excess Coverage Option

- MPIUA's \$1 Mil maximum coverage limit is insufficient for some property owners
- MPIUA worked with Division of Insurance, Massachusetts Independent Agent's Association and Producer Advisory Council to develop a solution
- MPIUA followed other FAIR Plans and allowed for an excess policy to be purchased above MPIUA's Policy Limit (\$1,000,000).
- A policy form filing making the MPIUA policy the "first layer" of insurance.
 - The policy's "Other Insurance" language is changed by the form.
- The Excess policy is required to be purchased and submitted to MPIUA where the replacement cost is greater than \$1.11 Mil.
- Premium Computation is based on a higher limit to ensure appropriate premium is collected for expected and attritional losses (Expected loss is based on R/C not Cov A)

Other Issues and Conclusion

- Other Issues
 - Climate Change
 - Seeking solutions that will not disrupt market & provide adequate coverage
 - While weather-related risks remain our primary focus, wildfire risk is a rising concern
 - Assignment of Benefits
 - Adding cost and complexity to claims – not want a repeat of what we saw in other states
- Conclusion – MPIUA & RIJRA remains focused on our mission
 - The MPIUA & RIJRA provides basic property insurance on eligible property for applicants who have been unable to gain insurance through the voluntary market.

Thank You!

