

Florida Property Insurance

Market Pulse

Updates on the health of the property insurance market in the wake of historic legislative reforms aimed at restoring competition and increasing consumer choice.

Updated: Feb. 3, 2025

Information is gathered from public information and public statements, news articles and press releases from state agencies and will continue to be updated.



1.2 million+



11 property & casualty insurers have been approved to enter the market following historic legislative reforms:

1. ASI Select Insurance Corp.
2. Condo Owners Reciprocal Exchange
3. Mainsail Insurance Company
4. Manatee Insurance Exchange
5. Mangrove
6. Ovation Home Insurance Exchange
7. Orange Insurance Exchange
8. Orion180 Select Insurance Company
9. Orion180 Insurance Company
10. Tailrow Insurance Exchange
11. Trident Reciprocal Exchange



In 2024, OIR approved 18 companies to assume *more than 1.2 million* policies from Citizens, reducing Citizen's exposure by more than \$170 billion. These are "take outs" (no longer needing to be served) from Citizens, Florida's state-backed insurer of last resort.

Fact: While terms might sound negative, the growing number of "takeouts" or "depopulation" of Citizens is a positive sign when it comes to insurance. Reducing properties covered by state-backed insurer of last resort means more standard/private companies willing/able to support homeowners.



Carriers Publicly Quoted, Recommitting to Serving Floridians:

- AAA
- State Farm
- Kin Insurance
- Universal Insurance Holdings, "encouraged by favorable claims and litigation trends that are beginning to emerge as a result of recent legislative reforms"

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Rate filings continue to show a trend

downward for the first time in years, indicating stabilization of the property insurance market:

- The 30-day average request for homeowners' rates is 0.8%, compared to 21.8% two years ago.
- The 180-day average request for homeowners' rates is 1.0%, compared to 12.87% two years ago.
- Among the top ten national carriers in Florida, 60% have expanded their book of business and 40% filed rate decreases.
- Since January 2024, 17 companies have filed for a rate decrease and 34 companies have requested no change or 0% increase.



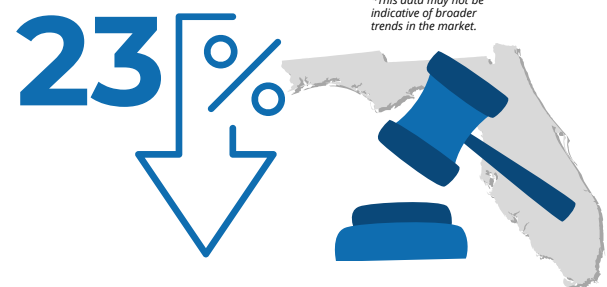
The 2023 reinsurance market responded positively to these reforms.

According to OIR, early signs from the 2024 reinsurance purchasing season show further positive indications. Reinsurance is a direct and significant cost to consumers and relief in this area is a significant sign that the reforms are working.



Decrease in Lawsuits Reported: Wrapping up

2024, OIR is seeing lawsuits against insurers are lower than they were before 2018 (in a yearly comparison, filings are down 23%).



Citizens policy count has begun decreasing for the first time in several years.

- From September to December 2023, Citizens' policy count decreased by 179,087 policies (12.7%).
- Citizens' policy count decreased again by 62,851 (5.12%) from December 2023 to January 2024.

News Clips:

"S&P study shows Florida had nominal increase in homeowners insurance rates"

Florida Politics, Feb. 2, 2025

Homeowners insurance rates are rising across the nation, but despite more hurricanes striking the state, Florida remains relatively stable regarding rate hikes.

"US homeowners rates rise by double digits for 2nd straight year in 2024"

S&P Global, Jan. 21, 2025

"The states with the lowest calculated weighted average increase in 2024 were Nevada at 4.3%, Texas at 3.4% and Florida at 1.0%....Overall, the Florida homeowners market has seen improvement following legal reforms in 2023."

"Florida's property insurance rates look to stabilize in 2025"

Islander Media Group, Jan. 7, 2025

Citizens' portfolio now holds less than 1 million policies, with 428,000 policies transferred to private market insurers in 2024, reducing Citizens' exposure by nearly \$200 billion.

"Orlando insurance summit delivers hope for Florida's property insurance marketplace"

Spectrum News 13, Dec. 5, 2024

Insurance broker Michael Dehlinger, who has been selling insurance since 1987, said the governor's insurance reform efforts, which included reducing lawsuits, is helping the industry and benefiting homeowners and brokers.

"You know, two, three years ago, we would have 10 quotes on homeowners, and eight of them were going to go Citizens," Dehlinger said. "And we would only have two of them that would qualify somewhere else at a decent rate. Now were probably writing seven of them in the private market vs. three in citizens."

"Louisiana insurance crisis: When will relief arrive?"

Fox 8 Louisiana, Nov. 20, 2024

"We're talking 18, 24 months before Florida started to see the changes and benefit from those changes. And I think that's what Louisiana can expect as well," said Temple.

Yaworsky says Florida's tort reform has been impactful.

"Milton won't be a disaster for Florida's insurance market, officials say"

Tampa Bay Times, Oct. 10, 2024

"The marketplace is poised to weather the impacts of these storms effectively," he added, pointing to recent reforms that include making it harder to sue insurance companies.

"US P/C Insurance Industry Posts First H1 Underwriting Profit Since 2021"

Insurance Journal, August 29, 2024

"After years of consistent losses, premium growth is helping the overall industry move towards stabilization, with positive first-half underwriting gains for the first time since 2021," said Saurabh Khemka, co-president of underwriting solutions at Verisk, in a media statement announcing the figures released jointly by Verisk and the American Property Casualty Insurance Association (APCIA) yesterday.

"Improved Florida insurance environment a "favourable market opportunity" – KBRA"

Artemis, June 18, 2024

Rating agency KBRA has noted that the Florida property insurance market is now presenting a "favourable market opportunity" to those with the capital, capacity and legacy-free balance-sheets that can take advantage of it.

News Clips Continued:

"Florida property insurance market sees slight relief, per new report"

CBS 12, May 23, 2024

Key findings from the OIR update include a decrease in rate filings by several insurance companies for 2024, as well as reductions in reinsurance costs. Additionally, there has been a significant shift of policies away from Citizens Property Insurance Corporation -- dubbed the insurer of last resort -- with approximately 389,000 policies transitioning to other insurers since January 2023.

"3 Florida property insurance companies announce reduction in rates, desire to give homeowners some relief"

News4jax, April 15, 2024

Insurance experts call this move a glimmer of hope in an otherwise troubled insurance market in Florida. The reductions in property insurance premiums don't equate to a whole lot of money, but they could mean a step in the right direction.

"Homeowners insurance company to reduce rates by 2% for new customers, renewals"

WPTV, April 10, 2024

"We're very excited. We're getting ready to reduce rates by 2% for our condominium and homeowners insurance customers," Clint Strauch, president of Florida Peninsula Insurance, told WPTV...Strauch said a piece of legislation, Senate Bill 2A which passed in 2022, made this possible.

"Florida Citizens: Capital markets "especially" positive for \$5.5bn reinsurance renewal"

Artemis.bm, April 8, 2024

Florida's property insurer of last resort, Citizens Property Insurance Corporation, has said that it sees market conditions as especially positive in the capital markets, as it looks to progress its \$5.5 billion reinsurance renewal for 2024.

"Home insurance cost hikes slowed at the end of 2023. Some say the crisis may be nearing its end."

Sun Sentinel, April 8, 2024

A reduction in reinsurance costs, triggered by a decline in litigation and a mild year for hurricanes in 2023, will help to stabilize or even reduce homeowner insurance rates next year — if nature cooperates and spares us the cost and heartbreak of a major hurricane, Suarez-Resnick said.

"Eight property and casualty insurers approved to enter market following legislative reforms"

Florida Office of Insurance Regulation, April 3, 2024

"Florida's insurance market continues to strengthen, showing signs recent legislation is having positive impacts to the property insurance market," said Insurance Commissioner Michael Yaworsky. "OIR remains steadfast in our efforts to stabilize Florida's insurance market by implementing legislative reforms and recruiting more insurers to the state. We look forward to continuing this work and promoting a competitive market for policyholders."

"April 1 reinsurance renewals more favourable to buyers: Aon"

Reinsurance News, March 28, 2024

"The April 1st reinsurance renewals were more predictable and generally favorable to reinsurance buyers. As mid-year renewals get under way for the catastrophe-exposed markets of Florida, Australia and New Zealand, reinsurers are indicating a strong appetite for catastrophe risk," said George Attard, CEO of Asia Pacific for Aon's Reinsurance Solutions.

"Florida: Reforms encourage carriers, drive property insurance market improvement"

Artemis.bm, Feb. 28, 2024

The legislative reforms aimed at improving the property insurance market in Florida are increasingly seen as having a positive effect, with carriers increasing their appetite for writing in the state and analysts suggesting the benefits of the reforms could be significant over time.

News Clips Continued:

"6 new insurance companies approved in Florida as state looks to reduce Citizens Insurance policies"

WPTV, Oct. 5, 2023

"A new set of insurance companies have been given approval to step in and make offers to take over Citizens Insurance policies in Florida."

"On insurance, we can't lose sight of the policyholder | Jimmy Patronis"

Sun Sentinel, by CFO Jimmy Patronis, Aug. 21, 2023

"... It will take time for these reforms to be fully realized within Florida's insurance market, and to some degree, Florida's challenges with insurance may have been the canary in the coal mine for the rest of the United States. According to the Wall Street Journal, 31 states have had double digit rate increases since the beginning of 2022. Louisiana had a special session to deal with their insurance crisis, policyholders in Texas are facing huge premium hikes, and California's got companies who are withdrawing or refusing to write new policies. As Florida's changes take hold, the Legislature has to ensure we don't lose sight of the policyholder."

"OIR approves Mainsail as newest domestic property insurer; Citizens in line to shed nearly 300,000 lines of coverage"

The Capitolist, Aug. 15, 2023

"The addition of Mainsail Insurance Company to the Florida market is evidence that recent legislative reforms are having a positive impact for consumers," said Insurance Commissioner Michael Yaworsky.

"Florida insurance market continues to grow, regulator says"

Insurance Business, Aug. 15, 2023

Mainsail joins Tailrow, which received OIR approval in April. The OIR is actively accepting and reviewing applications and will announce new entrants on an ongoing basis.

"Private insurers set to take thousands of Citizens policies. Here's why it matters"

Click Orlando, Aug. 2, 2023

Cotton says more private carriers showing that they are willing to take on more risk is proof that the fixes the legislature put in place during the last legislative session are actually beginning to work."

"Slide backed to pick up 100,000 Florida Citizens policies"

Insurance Business America, Aug. 1, 2023

"We view this as a big opportunity to grow our footprint in Florida," Slide CEO Bruce Lucas told Insurance Business... We do think that the market is at a turning point," Lucas said. "The legislation from December, we think is working, we think that the future is very bright as a result of that. It's given me the confidence to grow and expand in Florida."

"Universal encouraged by Florida claims & litigation environment after reforms: CEO"

Artemis.bm, July 28, 2023

Universal Insurance Holdings, the Florida headquartered primary insurance carrier, believes that there are now signs of an improved claims and litigation environment in the state, after the enactment of the legislative property insurance reforms.

"State Farm recommits its coverage in Florida amid environmental risks"

NewsNation, July 25, 2023

"State Farm plans to continue our substantial presence in the Florida insurance marketplace. Our current plans include a commitment to responsible growth so that we can maintain the financial strength to deliver on our promises to our customers," State Farm spokesperson Roszell Gadson said in a statement. "We are encouraged by the recent insurance reforms and efforts to curb legal system abuse and we will continue to work constructively with the Florida Legislature and the Office of Insurance Regulation to improve the marketplace on behalf of our Florida customers."