
RULE 100. GENERAL INFORMATION

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This document is a guide and summary and does not contain complete details. Citizens may at its discretion impose additional underwriting requirements or make exceptions on an individual risk.

This manual contains information to write Commercial Residential Multiperil (CR-M) property insurance with Citizens provided that the property owner and property to be insured meet all applicable underwriting criteria.

RULE 101. CITIZENS ELIGIBILITY REQUIREMENTS

A. COMMERCIAL RESIDENTIAL MULTIPERIL (CR-M)

1. Eligible applicants are those who are in good faith entitled, but are unable to procure an offer for commercial residential property insurance from an authorized insurer at its approved rates, or the authorized insurer's premium is more than 15% greater than the premium for comparable coverage from Citizens.
2. If a risk that is insured by Citizens is rendered ineligible by an offer of coverage from an authorized insurer for the same type of coverage as the Citizens coverage, that risk is ineligible for coverage by Citizens for any policy type.

Exception: When a wind or ex-wind policy is removed and the accompanying private market ex-wind or wind coverage is not available. In this instance, the unavailable accompanying coverage may be requested from Citizens, subject to eligibility determination and all other Citizens underwriting guidelines.

3. Commercial Residential Multiperil policies are available statewide.

Note: Effective 07/01/2014, new applicants purchasing a Commercial Residential Multiperil policy may not include Windstorm or Hail coverage for any properties located in a Coastal (Wind-Only) Territory.

B. DEPOPULATION REQUIREMENTS

Section 627.351(6), Florida Statutes, provides that a Citizens' policy may be taken out, assumed or replaced with the applicant's or policyholder's permission and replaced with a policy issued by an authorized insurer that does not provide coverage identical to that provided by Citizens. Acceptance of Citizens' coverage creates a conclusive presumption that the policyholder is aware of this potential.

RULE 102. ELIGIBLE TYPES OF RISKS

A. COMMERCIAL RESIDENTIAL PROPERTY

Building and Business Personal Property coverage along with eligible Special Class Property may be written for the following types of risks:

1. Apartment and Cooperative Buildings
2. Residential Condominium Associations

Citizens Property Insurance Corporation
Commercial Residential Multiperil Underwriting Manual

A corporation or association of property owners as defined in Florida Statutes Chapter 718, the Condominium Act. The residential association is comprised of unit owners, where individual units are intended for use as a private temporary (seasonal) or permanent residence and not intended for commercial use.

3. Homeowners Associations (HOA)

- a. Common Elements
- b. Residential buildings of a HOA are eligible for commercial residential coverage only if the HOA Declarations provide that it is the responsibility of the association to obtain property insurance for the association property.

4. Continuing Care Retirement Communities (CCRC)

Residential buildings of a CCRC licensed under Florida Statutes Chapter 651 are eligible for commercial residential coverage only if at least 75% of the total area of the building is used for independent residential occupancy.

5. Commercial residential risks with commercial occupancy are eligible only if the commercial occupancy does not exceed 25% of the total area per building.
6. Fraternities and Sororities, Dormitories
7. Convents or Monasteries

B. ELIGIBLE OCCUPANCIES

Refer to Rule 110 for Eligible Commercial Statistical Plan (CSP) Class Codes

RULE 103. INELIGIBLE RISKS

1. Buildings or Business Personal Property located in any Condominium, Apartment, Cooperative, or HOA building with transient public lodging exposure, unless 25% or less of the total number of units in the building are used for transient purposes. Transient means rented to guests more than three (3) times in a calendar year for periods of less than 30 days or one (1) calendar month, whichever is less or held out to the public as a place regularly rented out to guests for periods of less than 30 days.
2. Buildings or Business Personal Property located in a building that presents substandard conditions of a nature that would render the property uninsurable.
3. Buildings or Business Personal Property located in a building with poor physical conditions or poor housekeeping.
4. Buildings or Business Personal Property located in a building with extra-hazardous adjoining exposures.
5. A newly constructed or completely renovated building in which the minimum occupancy requirement (at least 60% occupied) will not be met within (90) days.
6. A building under construction, or Business Personal Property located in a building under construction.