

COASTAL MARKET ASSISTANCE PROGRAM

A program developed by the State of New York Insurance Department

and administered by

New York Property Insurance Underwriting Association.



The Problem:

You receive a letter from your insurance company informing you that your homeowners insurance policy for your home near the coast will not be renewed.

Or...

You have negotiated for the purchase of a new home close to the shore. You find that the homeowners insurance you need to close cannot be obtained.

The Solution:

The Coastal Market Assistance Program Can Help.

The Coastal Market Assistance Program (C-MAP) was established by the State of New York Insurance Department and is administered by New York Property Insurance Underwriting Association (NYPIUA). Its purpose is to assist homeowners living in New York's coastal areas obtain insurance for their homes. To increase availability, insurance companies voluntarily participate in C-MAP by offering to insure property that they might otherwise reject due to proximity to the coast.

Applicants to C-MAP may apply directly or through their broker or agent. Homeowners are encouraged to use the services of a professional broker or agent to assist them in their insurance transactions.

Before considering C-MAP, be sure that you have shopped for coverage. Insurance policies may be obtained from agents representing companies or from independent agents and brokers. Remember, each insurance company has its own eligibility rules. If one company has non-renewed a policy or will not provide coverage for your new home, insurance may be available from another.

Which property is eligible for C-MAP?

1-4 family owner-occupied dwellings; apartment units; condominium units.

Property on the south shore of Long Island, Brooklyn, Queens, Staten Island, and Long Island's forks that are within 1 mile of the shore.

Property on the north shore of Long Island, in the Bronx and Westchester within 2500 feet of the shore.

Who is eligible for C-MAP?

Homeowners with homes in these areas who have received a non-renewal notice, cancellation notice, or a conditional renewal notice from their insurer for a reason other than non-payment.

NYPIUA policyholders whose property meets the geographic criteria defined above.

New purchasers of property located in these areas.

How do I apply for C-MAP?

Your agent or broker can apply to C-MAP for you.

You can also apply directly, although you are encouraged to use the services of an insurance professional.

C-MAP applications are available on the New York Property Insurance Underwriting Association Web-site, www.nypiua.com. Scroll down to the "Coastal Market Assistance Program" icon. Click and then select "C-MAP Application."

You can complete and submit the application on-line. If you need a paper copy of the application, please call 212-208-9898.

Some insurance professionals represent participating companies that will provide C-MAP coverage directly through its agents. If your agent has such an arrangement, a C-MAP application is not necessary.

What type of policy will I be offered?

The policy that has been terminated or the one you're seeking for your new home is probably a homeowners policy covering your home and personal property for a broad range of perils. It also includes coverage for theft and provides liability coverage.

Most insurers participating in C-MAP will respond to your application by offering a policy with a homeowners form that covers only your personal property. They will also offer coverage for theft and liability. No coverage for damage to your building is provided.

The C-MAP insurer will have a "wrap-around" endorsement that requires you to purchase coverage from NYPIUA for your structure in order to qualify for their coverage.

New York Property Insurance Underwriting Association's policy provides a choice of two policy forms to insure your home. The first insures against direct loss due to fire, lightning, explosion, certain explosions, windstorm, hail, smoke, vehicular and aircraft damage, civil commotion, as well as vandalism and malicious mischief. The second policy includes these perils but, in addition, offers broad form coverage that, among other things, includes coverage for water damage due to pipe breakage or freeze up; damage caused by a burglar; weight of ice, snow or sleet. (See www.nypiua.com for a complete listing.)

Neither NYPIUA policy form is a homeowners policy. It will cover only those perils named in the policy. When issued with a participating company's homeowners policy, New York Property Insurance Underwriting Association's coverage can be written on a repair or replacement cost basis.

Both the participating C-MAP company policy and the NYPIUA policy are subject to all underwriting eligibility criteria other than distance from the shore.

What deductibles do policies have?

Policies with Broad Form coverage are subject to a special 2% hurricane deductible for properties in the Bronx, Brooklyn, Nassau, Queens, Staten Island, Suffolk, and Westchester. This deductible takes effect when a National Weather Service declared hurricane category 2, 3, 4, or 5 makes landfall anywhere in New York State.

Other NYPIUA policies use the standard deductible published in the Insurance Services Office dwelling program manual.

Deductibles on voluntary market policies will vary by company.

How much will the coverage cost?

You can calculate the cost of the NYPIUA policy on our Web site, www.nypiua.com. Press the icon for “dwelling premium quotation.”

The premium for the homeowners policy issued by the C-MAP participating company will vary by company. You are under no obligation to accept C-MAP coverage if offered.

How long will it take to get a coverage offer?

Applications are sent to companies for review upon receipt by New York Property Insurance Underwriting Association. Most offers are made within three days.

How do I bind coverage?

If your C-MAP application results in an offer to provide coverage, you or your insurance professional will be given the name and telephone number of a company representative to contact. That representative will quote the premium and give binding instructions. You may get offers from several companies resulting from your one application. You can choose the coverage you prefer.

I need coverage immediately for a closing or due to a termination. How do I bind coverage?

New York Property Insurance Underwriting Association can provide coverage effective 12:01AM after the day of receipt by mail or after submission through the Web. See www.nypiua.com and select the icon for “electronic web submissions.” Select “dwelling application,” complete, and submit it online. If you need a paper copy of the application, call 212-208-9700.

C-MAP

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