

PRODUCER INFORMATION

The Coastal Market Assistance Program (C-MAP) is established with the enactment of Section 5414 of the New York State Insurance Law. The law provides that New York Property Insurance Underwriting Association create and administer a coastal market assistance program “to provide a voluntary mechanism whereby insurers, insurance agents and brokers facilitate efficient access to participating private market insurance companies for those personal residential property risks located in coastal areas”. The Coastal Market Assistance Program (C-MAP) established by the State of New York Insurance Department in January 1997, is the precursor of the program mandated in Section 5414 of the New York State Insurance Law.

Eligibility

The following eligibility requirements must be met and information provided when an application for C-MAP is submitted:

- Property must be a one (1) to four (4) family owner-occupied dwelling, apartment unit, or condominium unit.
- Property must be located on Long Island's South Shore or along the shore of Brooklyn, Queens, Staten Island, and Long Island's Forks, within one (1) mile of the shore*, or
- Property must be located on Long Island's North Shore, the Bronx, or Westchester, within 2500 feet of the shore.
- Property must be insured by New York Property Insurance Underwriting Association (NYPIUA) located in the areas described above.
- Except for new purchases, homeowners must have received a non-renewal, cancellation notice, or conditional non-renewal from their existing insurer for a reason other than non-payment.
- For new purchases, applicants are required to identify the prior owner's insurer.
- Homeowners must provide evidence of Flood Insurance if property is located in an A or V zone as indicated on Federal Flood Insurance Maps.

*The term "shore" refers only to salt-water ocean, sound, bay, or inlet with distance measured from the normal high-tide mark.

C-MAP Application Procedure

There are **two** ways in which C-MAP coverage can be obtained.

The **first** is the Direct Method, where a company provides coverage through an agent with whom it has a contractual relationship. As a C-MAP participant, a company may accept an application for property that would not normally qualify under the company's proximity to shore underwriting guidelines. **A special C-MAP application is not required.** The application process follows normal company procedures.

The **second** method is "rotation". Here, C-MAP applications are submitted to NYPIUA by agents, brokers or homeowners. Applications are reviewed for completeness and eligibility by NYPIUA and then transmitted to participating C-MAP companies for their consideration. NYPIUA will then, in turn, communicate the insurer's binding decision to the broker of record and the applicant, along with instruction for binding coverage. Depending on internal policy, a company may submit commissions, policies, endorsements, and cancellation notices to NYPIUA for transfer or conduct business directly with the originating producer.

A company may exercise all underwriting prerogatives except proximity to shore when evaluating a C-MAP submission.

Submission of a C-MAP application does not guarantee placement of coverage. Insurance exists only after an insurer has agreed to provide coverage, all of the insurer's application procedures have been met, and a binder has been issued.

NYPIUA Coverage

An insurer, under either method cited above, may offer a homeowners form that includes a State of New York Insurance Department approved "wrap-around" endorsement. This endorsement will require the applicant to obtain building coverage from NYPIUA. An application for NYPIUA coverage can be found on the NYPIUA home page (www.nypiua.com) under "Electronic Web Submissions."

NYPIUA offers coverage protecting property against loss caused by fire, lightning, windstorm, hail, riot, riot attending a strike, civil commotion, aircraft, vehicles, and smoke, and vandalism and malicious mischief. In addition, coverage for Broad Form perils became available on April 1, 2009. Policies written with Broad Form coverage include the following protection in addition to the perils listed above: Property damage by burglars (not theft of property), falling objects, weight of ice, snow, or sleet, accidental discharge of steam, sudden cracking of a steam or hot water system, freezing, and sudden damage from artificial electric currents.

NYPIUA policies are written on an Actual Cash Value basis, with the exception of policies written in conjunction with a voluntary market policy that includes an approved “wrap-around” endorsement. Upon request of the producer, we will provide building coverage on a repair or replacement cost basis. If a voluntary market policy includes windstorm coverage and insures building and/or personal property in excess of a NYPIUA policy, repair or replacement cost coverage is available from NYPIUA for personal property as well as building. (Click Here for Wrap-Around Application Supplement)

Deductibles

NYPIUA policies that include Broad Form coverage have deductibles different from other NYPIUA policies.

Policies with Broad Form coverage are subject to a 2% windstorm catastrophe deductible for insured properties located in the following counties: Bronx, Kings (Brooklyn), Nassau, Queens, Richmond (Staten Island), Suffolk, Westchester. This deductible takes effect for windstorm losses twelve (12) hours before and after a hurricane category 2, 3, 4, or 5, as declared by the National Weather Service, makes landfall anywhere in New York State.

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

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If you would like more information or need a C-MAP application mailed to you, please contact NYPIUA, C-MAP Administrator at (212) 208-9700.

[Back to home page](#)