



MASSACHUSETTS PROPERTY INSURANCE UNDERWRITING ASSOCIATION

UNDERWRITING DIVISION

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Boston, Massachusetts 02108-1904
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December 29, 2014

To: All Massachusetts Producers

Re: MPIUA Dwelling Liability Coverage Implementation-Update

The Massachusetts Property Insurance Underwriting Association (MPIUA), effective January 7th, 2015, has been expanded to include the writing of Dwelling Liability Coverage. This coverage will be offered for new tenant occupied Dwelling Policies with an effective date of January 7th, 2015. Coverage is available as an endorsement to a new Dwelling Property Policy or under a Stand-Alone Personal Liability Policy. On existing Dwelling Property Policies with an inception date prior to January 7, 2015, liability cannot at this time be added by endorsement due to time and computer system constraints. As such, existing policyholders may obtain dwelling liability coverage by either purchasing the stand-alone policy or, in the alternative by cancelling the existing Dwelling Property Policy and submitting a new application through the producer portal. A formal introductory letter will be issued shortly. A brief overview of the process is listed below.

- A new application has been developed which incorporates all relevant questions and fields to be utilized when requesting coverage. The new business application will be available through the producer portal on January 7, 2015. Requests for insurance cannot be made until January 7, 2015. Tentative date to endorse to an existing Dwelling Property Policy is March 2015.
- By completing and signing the application, applicants or producers submitting on their behalf, are certifying that the applicant has attempted to obtain non-owner occupied dwelling liability coverage in the voluntary market and has been denied non-owner occupied dwelling liability coverage by at least two (2) insurers who provide such coverage in the voluntary market.
- **Coverage L – Limits: \$100,000 \$200,000 \$300,000 \$400,000 & \$500,000-Rates:**

<u># of families</u>	<u>\$100,000</u>	<u>\$200,000</u>	<u>\$300,000</u>	<u>\$400,000</u>	<u>\$500,000</u>
1 Family	\$83	\$100	\$110	\$116	\$120
2 Family	\$136	\$165	\$180	\$190	\$197
3 Family	\$289	\$350	\$381	\$405	\$419
4 Family	\$371	\$449	\$490	\$519	\$538

- **Coverage M Limits & Rates: \$1,000-Included, \$2,000-\$1, \$3,000-\$2, \$4,000-\$3, \$5,000-\$4**

- Coverage L and M are not available for properties under rehabilitation or construction. With the introduction of this product, MPIUA will no longer add Homeowners Endorsement HO 24 70 Additional Residence Rented to Others, on new policies. Existing endorsements will be eliminated over time.
- Similar to Homeowners, a coverage limitation is added for Fungi, Dry Rot or Bacteria and an Exclusion is required for Lead Paint Liability(homes constructed prior to 1978). The limitation and exclusion have options to purchase increased limits and lead paint liability coverage.
- MPIUA will be posting information on its website as it becomes available.

Should you have any questions please contact MPIUA customer service at 1-800-851-8978.

James H Pappas
Vice President-Underwriting