



Here is useful knowledge to help you prepare and shop. Our website with insurance resources also has links to other information in all the areas listed below.

Go to: www.nchabitat.org/homeowner-resources. Click the “Home Insurance Info” Button

This may seem like an overwhelming issue right now. As insurance companies become more refined in identifying risk in specific areas, things may settle out a bit.

If you have questions feel free to talk to your homeowner partner, or call Ann Davis, chair of the Homeowner Support Committee (annmdavis218@gmail.com or 530-559-1042.)

Be prepared: Buy the right kind and amount of insurance

- Insure to value — Know your coverage and be sure to purchase enough insurance to replace your home
- Know your stuff — Make a video describing your assets, inside and outside
- Scan important documents and store copies offsite
- Always buy enough insurance to rebuild your home. Start with your appraisal value as your guide, but also ask local builders what the per square foot costs of new construction is. Multiply that by the amount of living space: 2000 sq ft home X \$200 per square foot would require \$400,000 of coverage
- Dwelling Coverage A limit should be enough to replace your home with similar size and features.
- Don’t pay for more coverage than you need for contents and other structures on the property
- Get verbal quotes in writing
- Save money by raising deductibles – ***Be Careful*** that you have saved enough to cover the amount in case of a crisis.

Shopping Tips for insurance consumers:

1. If your rate is increased or insurance is dropped – you can start by talking to your insurance company and ask for a rate decrease or what our options are.
2. Shop local agents.
3. Check with friends, neighbors, and NextDoor app for recommendations.
4. On the insurance.CA.gov Home page , Click Homeowners residential and start with the Top 10 Tips.
5. You can always call the Department of Insurance at **1-800-927-4357**.
6. Homeowners who are military veterans may be eligible for insurance through USAA.
7. Scour the marketplace to find insurers in your area who are writing coverage. This changes all the time, so keep checking. It’s a seller’s market; don’t give up; try the same broker more than once.
8. If you decide that you want to work with an agent, the “Locate an Agent or Broker tool (number 5 on the Department of Insurance list) identifies 15 agents or brokers in the Grass Valley area. Read their online reviews to see how their clients rate their services.
9. Sell yourself to the agent: “If you write homeowners, I’ll switch auto too”.
10. I’ve never made a claim; clean driving record; well-maintained property.

11. There are two different kinds of insurance agents:

Independent agents work with multiple insurance companies.

Captive agents work with just one company like Allstate, State Farm.

California FAIR Plan

FAIR Plan offers fire insurance for homeowners who cannot obtain it from a traditional insurance carrier. Understand that the [California FAIR Plan](#) is available to every homeowner as a last option for coverage. The maximum limit written by the FAIR Plan on a residential property **for all coverages combined** is \$1,500,000. Because the coverage provided by a FAIR Plan policy is very limited, it is recommended that you supplement the FAIR Plan policy with a Difference in Conditions policy to cover “other property” insurance (water damage, theft, liability, etc.)

California FAIR plan will insure any California home, regardless of wildfire exposure, if home is in insurable condition, hasn't been vacant more than a year, and if there is no illegal activity taking place on the property

Your Rights if your insurance is dropped:

As of July 2020, you have more rights.

- Insurer must give 75 days before you are dropped
- Insurer must renew for 1 year if you live in a wildfire-adjacent zip code
- Insurer cannot drop you for 24 months if your house is a damaged