

Department of Legislative Services  
Maryland General Assembly  
2005 Session

**FISCAL AND POLICY NOTE**

House Bill 363  
Economic Matters

(Delegate Holmes)

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**Homeowner's Insurance - Underwriting, Cancellation, and Refusal to Renew**

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This bill prohibits an insurer, for homeowner's insurance, from refusing to underwrite a risk or canceling or refusing to renew coverage based on: (1) homeowner's insurance claims made by a previous owner of the property to be insured or that is insured by the insurer unless the refusal to underwrite, cancellation, or refusal to renew is based on a physical inspection of the property; or (2) an inquiry by a policy holder or insured that does not result in the payment of a claim.

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**Fiscal Summary**

**State Effect:** Special fund revenues could increase minimally in FY 2006 from rate and rule filing fees. General fund revenues could increase minimally from the 2% premium tax. Any increase in workload from filings under the bill or complaints because of the bill could be handled with the existing resources of the Maryland Insurance Administration (MIA).

**Local Effect:** None.

**Small Business Effect:** None.

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**Analysis**

**Current Law:** Generally, an insurer must use standards that are reasonably related to the insurer's economic and business purposes in deciding whether to cancel or refuse to underwrite or renew a particular insurance risk or class of risk. For homeowner's insurance, an insurer may not, based on the credit history of an applicant or insured: (1)

refuse to underwrite, cancel, or refuse to renew a risk; (2) rate a risk; or (3) require a particular payment plan.

If an insurer considers claims history in deciding whether to cancel or refuse to renew coverage, the insurer must disclose the practice to an insured at the inception of the policy and at each renewal.

**Background:** Among the factors insurers use to decide whether to refuse to underwrite a risk, cancel, or refuse to renew coverage is information contained in the *Comprehensive Loss Underwriting Exchange (C.L.U.E.) Report*. A *C.L.U.E. Report* includes information such as the insured's name and birth date, the insured's current and previous addresses, the claims history of the individual or the property, dates of claims, policy and claims numbers, and the property address. Increasingly, insurers use information contained in a *C.L.U.E. Report* for a previous owner of a property to decide whether to issue a policy covering the property.

**State Revenues:** Insurers that rely on prior-owner claims on a property or on inquiries without claims payments would be required to revise their underwriting guidelines to comply with the bill. Some insurers may raise their rates or revise rating factors for homeowner's insurance to compensate for their inability to decline or to terminate risks based on the factors covered under the bill. Insurers that raise their rates or revise rating factors would be required to submit revised rates and/or rules and pay the \$125 filing fee. Revenues for the Insurance Regulation Fund would increase in fiscal 2006 by \$125 for each rate or rule filed. The amount of the increase is unknown but is assumed to be minimal.

General fund revenues from the premium tax administered by MIA would increase to the extent insurers increase rates because of the bill. Any such increase cannot be accurately estimated but is assumed to be minimal.

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### **Additional Information**

**Prior Introductions:** Similar bills, HB 245 and SB 581, were introduced during the 2004 session. HB 245 received an unfavorable report from the House Economic Matters Committee. SB 581 received an unfavorable report from the Senate Finance Committee.

**Cross File:** None.

**Information Source(s):** Maryland Insurance Administration, Department of Legislative Services

**Fiscal Note History:** First Reader - February 8, 2005  
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