

CITY OF CORPUS CHRISTI PROPERTY INSURANCE SURVEY 2025 Texas Entities							
PUBLIC ENTITY	POLICY PERIOD	ANNUAL PREMIUM	PROPERTY INSURANCE LIMIT	DEDUCTIBLES	PREMIUM INCREASE / DECREASE (%)	TIV	COMMENTS/REASON FOR INCREASE/SIGNIFICANT CHANGES
City of Arlington	10/1/2023 - 10/1/2024	\$976K	\$500M AOP; \$50M Flood	\$100k AOP; \$100k, \$250k, \$500k (Named Locations) Flood; \$150k Water Damage; \$100k, \$200k, \$500k, \$1M, \$1.25M, \$3M (Named Locations) Wind/Hail	32%	\$616M	14% Increase in Values. 18% Rate Increase due to market conditions.
City of Austin	10/1/2024 - 10/1/2025	\$9.3M	\$1B AOP & Named Storm; \$100M Flood; \$25M High Hazard Flood	\$50K AOP; \$500K Flood per location, except \$100K Flood per location per appendix; Wind/Hail: 2% Real Property Value per location subject to minimum \$250K per location	6%	\$8.5B	Flat renewal rate; Improved \$100K per location flood deductible for engineered locations; 2025 City will get professional appraisals of scheduled locations to ensure appropriateness
City of Fort Worth	12/01/2025-12/01/2026	\$6.6M	Fire/AOP 500M Earthquake/Flood 100M Wind/Hail 500M Terrorism 100M	Fire/AOP 250K deductible Wind/Hail 10M deductible	15.1%	3.2B	Rate decrease of 15.1% (negotiation, meeting with underwriters, restructuring program, market forces)
City of Corpus Christi	5/5/2024-5/4/2025	\$3.7M	\$75M AOP / \$75M Named Storm	\$500,000 AOP and Flood/Named Storm 3% per building with \$500K minimum	-4%	\$675M	Property market and 13.% decrease to TIV
City of Dallas	10/1/2024-10/1/2025	\$15.9M	\$250M; \$100M Flood; \$250 Named Storm	\$750K AOP; \$750K Flood 5% Flooding SFHA; \$750K Named Storm; 5% w/ \$20M Windstorm/Hail	10%	\$5.9B	Market Conditions and Claims History
City of Houston	4/1/2024 - 4/1/2025	\$25M	\$200M for both AOP & Flood	\$2M AOP, \$2.5M Min/\$20M Max for Named Storm & Flood, 10% Retention of \$50M Primary Layer; Flood not to exceed \$5M	3%	\$11.7B	4.8% TIV Increase
City of Irving	10/1/2024 - 10/1/2025	\$2.9M	\$100M	\$100k Flood(\$500k per building & 500k contents per building in SFHA) 3% TIV Named Storm; 3% TIV High Hazard Hail;	1%	\$731M	TIV increased .01%. .0759% property rate decrease
City of San Antonio	7/1/2024 - 7/1/2025	\$7.1M	\$25M AOP, \$50M Flood, \$25M Flood Zone A-V	\$250,000	-22%	\$5.1B	TIV increased by 2.7% and premium decreased by 21.76% due to property rate not increased by carrier.
Fort Bend County	4/1/2024 - 4/1/2025	\$4.9M	\$250M, with 50M Named Storm sublimit	\$1M,; 3% TIV for Named Storm/Wind Driven Rain; 1% TIV All of Wind Hail	2% increase	\$897M	5.2% TIV Increase
Galveston County	11/1/2024 - 11/1/2025	\$2.57M	\$50M AOP \$24M Flood \$123.3M Windstorm/Hail	\$1M AOP various Flood Building @ 5% Wind	1.0%	451.8M	Rate increase due to market conditions
Harris County	6/1/2024 - 6/1/2025	\$8.81M	\$100M AOP, \$100M Named Wind Storm/Hail, \$50M Flood	\$250K AOP, 3% Named Storm Flood, 2% All other Flood, 3% Windstorm/Hail & Wind Driven Rain	-2%	\$2.6B	2% TIV Increase
Houston ISD	4/1/2023 - 4/1/2024	\$29.6M	\$250M	Deductible Amounts Not Set, in Progress	76%	\$7.6B	Increased TIV by 38%
Jefferson County	2/1/2025 - 2/1/2026	\$2.4M	\$50M, \$25M Flood, \$2M Flood Zone A-V	\$100K AOP / 3% Named Storm	-6%	\$261M	No changes in TIV, 6% rate decrease

Port of Corpus Christi	4/1/2024 - 4/01/2025	\$5.6M	\$125M/ Named Storm \$100M AOP, Flood	\$100K AOP, WS Hail, Flood, EM. Named Storm 5% of TIV subject to \$250K Min/\$4M max per occ (Flood subject to \$1M Min/\$4M max per occ)	11%	\$612M	12% TIV increase, Rate change decrease over expiring 1% 11% rise in premium linked to 12% upswing in property values. NS loss limit of \$125M is 20% of TIV.
Port of Galveston	3/1/2024 - 3/1/2025	\$3.8M	\$75M	\$100K AOP, 5% NS	15%	\$400M	34% TIV Increase, .647% Rate
Port of Houston	3/1/2025 - 3/1/2026	\$2.67M	\$75M	\$250K AOP / 5% Flood w/\$250K minimum each location / 5% NS w/ \$250K minimum each location	1%	\$204M	11.3% increase in TIV from \$184M to \$204M; Prop rate decreased 9%.
Non-Texas Entities & Coastal Cities							
PUBLIC ENTITY	POLICY PERIOD2	ANNUAL PREMIUM	PROPERTY INSURANCE LIMIT	DEDUCTIBLES	PREMIUM INCREASE / DECREASE (%)	TIV	COMMENTS/REASON FOR INCREASE/SIGNIFICANT CHANGES
City of Clearwater, FL	4/1/2023 - 4/1/2024	\$4.3B	\$25M AOP, Named Storm, Flood for Non-Utility; \$15M Named Storm for Utility Property	Named Windstorm - 5% with \$100K min; Flood - 5% with \$100K min; AOP - \$100K	48%	\$863M	no comment
City of Fort Lauderdale, FL	2/1/2025 - 2/1/2026	\$3.19M	\$25M AOP, Named Storm, Flood for Non-Utility; \$15M Named Storm for Utility Property	Non Utilities: •AOP - \$50,000 •NS and Hail - 5% with \$1M min Utilities: •AOP - \$5M •Named Windstorm - 7.5% Minimum \$5M	-13%	\$554M	The City had a reduction in TIV which reduced our overall premium. The TIV reduction was due the elimination of our Police Station and City Hall from the SOV (we're in temporary quarters).
City of Jacksonville, FL	3/1/2025- 3/1/2026	\$11.9M	\$400,000,000 Limit	\$100,000 All perils, 3% Names Storm- \$250,000 min., 25,000,000 max.	0%	4.60B	no comment
City of Miami Beach, FL	4/1/2024 - 4/1/2025	\$6.2M	\$150M, \$35M Named Storm excluding Flood	Named Windstorm - 6.5% of TIV with \$1M minimum	-21%	\$1.4B	TIV Increase of 2.5%
City of Miami, FL	4/1/2024 - 4/1/2025	\$6.2M	\$150M, \$35M Named Storm excluding Flood	Named Windstorm - 6.5% of TIV with \$1M minimum	-21%	\$1.4B	TIV Increase of 2.5%
City of New Orleans	1/1/2025 - 1/1/26	\$4.4M	Named Storm - \$30M; Flood - \$25M	Named Storm & Flood - \$10M; AOP - \$100K	-6%	\$1.1B	Insurance Broker (McGriff) coordinated "In-person" meetings with multiple (14) Lloyds of London Underwriter. These meetings allowed me (Risk Manager) to "sell" the City's Property Program.
City Pensacola	5/1/25 - 5/1/26	\$3.29M	\$100M AOP, Named Storm & Flood Except \$25M for SFHA Flood. \$100M Earth Movement.	Named Windstorm - 5%; Flood -\$100K except for NFIP limits in SFHA, AOP - \$100K	10%	\$466M	10% increase due to increasing TIVs to catchup with inflation.

City of St. Petersburg, FL	4/1/2024 - 4./1/2025	\$9.1M	Water Resources Program <ul style="list-style-type: none">•Named Windstorm - \$100M•Flood Zone V & A - \$20M•Flood All Other Zones - \$50M General Property: <ul style="list-style-type: none">•Named Storm and Flood - \$100M combined with NS per occurrence and Flood Annual Agg• Baseball Stadium sublimit on NS and Flood of \$25M Highly Protected Risk: <ul style="list-style-type: none">•Named Storm - \$50M•Flood - \$5M Five Individual NFIP policies	Water Resources: <ul style="list-style-type: none">•Named Windstorm - 5% of location with minimum of \$1M•Flood - 5% of locations TIV with minimum of \$1M •AOP - \$25KGeneral Property: <ul style="list-style-type: none">•Named Windstorm - 5% of locations TIV with minimum of \$1M•Flood - 5% of locations TIV with minimum of \$1M •AOP - \$100KHighly Protected Risk: <ul style="list-style-type: none">•Named Windstorm - 5% of TIV•Flood - \$500K •AOP - \$100K	4%	\$1.8B	Our property insurance program consists of three different programs. On our General Property program had an overall rate decrease from 6,181 to 5,797 per MII of TIV which comes out to a 6.21% decrease. Other programs were a 10.6% increase for Water Resources and 7.15% for Highly Protected Risk. Decreased on our GP program were due to more players willing to underwrite the risk. Additional savings from adding a sublimit to one of our properties in the GP program on top of what was presented to us initially.
City of Tampa, FL	4/15/2024 - 4/15/2025	\$12M	Main Policy: <ul style="list-style-type: none">•Windstorm - \$160M•Named Windstorm - \$60M•Flood - \$60M Water and Sewer: <ul style="list-style-type: none">•Windstorm - \$150M•Named Windstorm - \$50M•Flood Zone A+V - \$10M•Flood Zone Other - \$25M	Named Windstorm - 5% min \$500K <ul style="list-style-type: none">•Flood Zone A+V - 5% min \$500K•Flood Zone Other - \$100K Water and Sewer: <ul style="list-style-type: none">•Named Windstorm - 5% min \$500K•Flood - 5% min \$500K	16%	\$2.5B	TIV Increase of 7.6%