

**BEFORE THE STATE OF SOUTH CAROLINA
DEPARTMENT OF INSURANCE**

IN THE MATTER OF:

ORDER No. 2025-002

RENEWAL OF THE JANUARY 20, 2023)
EXPANSION OF THE SOUTH CAROLINA)
WIND AND HAIL UNDERWRITING)
ASSOCIATION TERRITORY ENABLING)
THE ASSOCIATION TO PROVIDE)
ESSENTIAL PROPERTY INSURANCE)
COVERAGE TO AREAS WITHIN THE)
SEACOAST AREA.)
_____)

On March 21, 2007, the Director of Insurance temporarily expanded the area in which the South Carolina Wind and Hail Underwriting Association (hereinafter referred to as “SCWHUA”) provides essential property insurance.¹ The March 21, 2007 Order (March 2007 Order) set forth the initial expansion of the territory covered by the SCWHUA and provided that additional expansion would continue to be analyzed while the initial expansion was implemented. The Director of Insurance further expanded the SCWHUA territory on May 23, 2007 to include additional areas within Charleston, Georgetown and Horry Counties.² Subsequently, the Omnibus Coastal Property Insurance Reform Act of 2007,³ which was signed into law on June 11, 2007, codified the March 2007 Order’s initial expansion territory and ratified the further expansion of the SCWHUA territory set forth in the May 23, 2007 Order (May 2007 Order).⁴ The SCWHUA territory remains as defined in Order 2007-003 after having been renewed in 2009, 2011, 2013, 2015, 2017, 2019, 2020, and 2023 by order of the Director of Insurance in accordance with the requirements set forth in § 38-75-460.

The continued expansion of the territory covered by the SCWHUA is based on the Department of Insurance’s (Department’s) continued evaluation of coastal property insurance

¹ See Order No. 2007-001.

² See Order No. 2007-003.

³ 2007 S.C. Act No. 78 (R. 142, H. 3820)

⁴ The Omnibus Act codified the coastal area plus the expanded territory as defined in Order 2007-001 in the definition of “coastal area” set forth in § 38-75-310(5) but did not include in the definition the creation of Zone 1 and Zone 2 as included in the March 2007 Order. See S.C. Code Ann. § 38-75-310 (Supp. 2009). Further, the Omnibus Act specified that the General Assembly, on the Act’s effective date, “ratifies the director’s May 23, 2007 coastal area expansion order and the multiple-tier structure described in the order for the time period stated in the order and authorized under this section.” See S.C. Code Ann. § 38-75-460(D).

market conditions, review of input from consumers about the availability of essential property insurance, and the review and analysis of other pertinent information. The last renewal, which was issued on January 20, 2023, via Order 2023-01 (January 2023 Order), is set to expire on March 28, 2025, unless renewed in accordance with the provisions set forth in § 38-75-460, which provides in pertinent part:

“(A) In order to maintain stability in the property insurance market and to assure the continued, consistent availability of essential property insurance coverage in the coastal area, the Director of the Department of Insurance... or his designee, by written order complying with the requirements of Section 1-23-140, may expand the coastal area in which the association shall provide essential property insurance for periods up to twenty-four months. The order is subject to renewal by the director but no renewal shall exceed twenty-four months...”

This order renews the SCWHUA territory expansion.

FINDINGS

After considering current market conditions, consumer complaints and requests for assistance, and the Department’s analysis and review of the pertinent information, I find and conclude as follows:

1. The SCWHUA writes wind and hail property insurance coverage in the coastal area as defined by § 38-75-310(5). Section 38-75-460 gives the Director of Insurance the ability to expand that territory upon a finding that conditions exist that threaten to destabilize the property insurance market and jeopardize *the continued, consistent availability of essential property insurance* in the seacoast area.
2. Since the 2007 expansion of the SCWHUA, the coastal property insurance marketplace has stabilized. Expansion has improved the availability of coverage to South Carolina coastal property owners and reduced the number of consumers who were unable to find coverage. Allowing the order to expire could result in significant market disruptions.
3. The rate of growth in SCWHUA written premiums steadily declined between 2007 and 2011, slowing from 41% in 2007 to 7% in 2008 and less than 1% each year between 2009 and 2011. After hitting a high point in August 2011, SCWHUA written premium has decreased by over 40% in the period between August 31, 2011 and December 31, 2024.

The SCWHUA experienced decreases of 65% in policy counts and 59% in total insured limits over the same period. This change can be attributed in part to the following factors:

- a. Improvements in the availability of reinsurance coverage;
 - b. Increased availability in the voluntary market, especially the commercial property insurance market;
 - c. The 2007 expansions of the territory covered by the SCWHUA; and
 - d. The consistency of the SCWHUA territory since its initial expansions in 2007.
4. Although the South Carolina property insurance market is largely stable, there have been increases in the prices associated with securing reinsurance. This has had a minor impact on availability and there are indications that property insurers remain concerned about their exposure to catastrophic perils and continue to seek to limit their potential losses in any particular region. As a result, it is possible that some consumers may have difficulty finding essential property insurance coverage in some areas. The expansion of the territory covered by the SCWHUA has been a safety net for those consumers. If the expansion is not renewed, there could be significant disruption in the coastal property insurance market.
5. The renewal of the 2007 expansion of the territory covered by the SCWHUA is necessary to address those areas of the seacoast territory where essential property insurance coverage is still not readily available and to provide access to consumers who continue to have problems finding essential property insurance coverage in the admitted market. It should also help prevent market disruptions in areas with the most significant exposure to hurricane and other wind events.

CONCLUSION

Based upon the foregoing, it is ordered that:

1. The territory defined in the March 2007 Order and subsequent renewals remains in full force and effect. Orders 2023-01, 2020-06, 2019-01, 2017-01, 2015-01, 2013-01, 2011-01, 2009-001, 2007-003, and 2007-001 are incorporated into this Order by reference.

2. This order shall take effect upon the expiration of the January 2023 Order and shall continue in effect until March 28, 2027 unless otherwise vacated or superseded by a subsequent order issued by the Director of Insurance or revised, vacated or superseded by action of the South Carolina General Assembly as set forth in § 38-75-460(C)(4).

IT IS SO ORDERED.



Michael Wise
Director

March 20, 2025
Columbia, South Carolina