1 A bill to be entitled 2 An act relating to emergency assessments for property 3 insurance; amending s. 627.351, F.S.; revising 4 limitations on the aggregate amount of certain 5 emergency assessments levied by the board of governors 6 of the Citizens Property Insurance Corporation; 7 prohibiting the corporation from pledging more than a 8 specified percent of its commercial lines account 9 emergency assessment authority to secure the issuance 10 of bonds or any other security; amending s. 631.57, 11 F.S.; revising a limitation on a certain obligation of 12 the Florida Insurance Guaranty Association for policies covering condominium associations or 13 14 homeowners' associations; specifying future revisions of the limitation; requiring the Office of Insurance 15 16 Regulation to levy specified additional emergency 17 assessments against certain insurers for specified purposes; specifying requirements for levying such 18 19 assessments; exempting an insurer from making a certain initial payment; providing applicability; 20 21 amending s. 625.012, F.S.; conforming a cross-22 reference; providing an effective date. 23 24 Be It Enacted by the Legislature of the State of Florida: 25 Page 1 of 21

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26 Section 1. Paragraph (b) of subsection (6) of section 27 627.351, Florida Statutes, is amended to read:

627.351 Insurance risk apportionment plans.-

28 29

(6) CITIZENS PROPERTY INSURANCE CORPORATION.-

30 (b)1. All insurers authorized to write one or more subject 31 lines of business in this state are subject to assessment by the 32 corporation and, for the purposes of this subsection, are 33 referred to collectively as "assessable insurers." Insurers writing one or more subject lines of business in this state 34 35 pursuant to part VIII of chapter 626 are not assessable 36 insurers; however, insureds who procure one or more subject 37 lines of business in this state pursuant to part VIII of chapter 38 626 are subject to assessment by the corporation and are 39 referred to collectively as "assessable insureds." An insurer's assessment liability begins on the first day of the calendar 40 year following the year in which the insurer was issued a 41 42 certificate of authority to transact insurance for subject lines 43 of business in this state and terminates 1 year after the end of 44 the first calendar year during which the insurer no longer holds a certificate of authority to transact insurance for subject 45 lines of business in this state. 46

47 2.a. All revenues, assets, liabilities, losses, and
48 expenses of the corporation shall be divided into three separate
49 accounts as follows:

50

(I) A personal lines account for personal residential

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51 policies issued by the corporation which provides comprehensive, 52 multiperil coverage on risks that are not located in areas 53 eligible for coverage by the Florida Windstorm Underwriting 54 Association as those areas were defined on January 1, 2002, and 55 for policies that do not provide coverage for the peril of wind 56 on risks that are located in such areas;

57 (II) A commercial lines account for commercial residential 58 and commercial nonresidential policies issued by the corporation 59 which provides coverage for basic property perils on risks that are not located in areas eligible for coverage by the Florida 60 Windstorm Underwriting Association as those areas were defined 61 62 on January 1, 2002, and for policies that do not provide 63 coverage for the peril of wind on risks that are located in such 64 areas; and

(III) A coastal account for personal residential policies 65 and commercial residential and commercial nonresidential 66 67 property policies issued by the corporation which provides 68 coverage for the peril of wind on risks that are located in 69 areas eligible for coverage by the Florida Windstorm 70 Underwriting Association as those areas were defined on January 71 1, 2002. The corporation may offer policies that provide 72 multiperil coverage and shall offer policies that provide coverage only for the peril of wind for risks located in areas 73 74 eligible for coverage in the coastal account. Effective July 1, 75 2014, the corporation shall cease offering new commercial

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residential policies providing multiperil coverage and shall 76 77 instead continue to offer commercial residential wind-only 78 policies, and may offer commercial residential policies 79 excluding wind. The corporation may, however, continue to renew 80 a commercial residential multiperil policy on a building that is 81 insured by the corporation on June 30, 2014, under a multiperil 82 policy. In issuing multiperil coverage, the corporation may use 83 its approved policy forms and rates for the personal lines account. An applicant or insured who is eligible to purchase a 84 multiperil policy from the corporation may purchase a multiperil 85 policy from an authorized insurer without prejudice to the 86 87 applicant's or insured's eligibility to prospectively purchase a policy that provides coverage only for the peril of wind from 88 89 the corporation. An applicant or insured who is eligible for a 90 corporation policy that provides coverage only for the peril of wind may elect to purchase or retain such policy and also 91 92 purchase or retain coverage excluding wind from an authorized 93 insurer without prejudice to the applicant's or insured's 94 eligibility to prospectively purchase a policy that provides 95 multiperil coverage from the corporation. It is the goal of the 96 Legislature that there be an overall average savings of 10 percent or more for a policyholder who currently has a wind-only 97 policy with the corporation, and an ex-wind policy with a 98 voluntary insurer or the corporation, and who obtains a 99 100 multiperil policy from the corporation. It is the intent of the

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101

Legislature that the offer of multiperil coverage in the coastal

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102 account be made and implemented in a manner that does not 103 adversely affect the tax-exempt status of the corporation or 104 creditworthiness of or security for currently outstanding 105 financing obligations or credit facilities of the coastal 106 account, the personal lines account, or the commercial lines 107 account. The coastal account must also include quota share 108 primary insurance under subparagraph (c)2. The area eligible for coverage under the coastal account also includes the area within 109 110 Port Canaveral, which is bordered on the south by the City of Cape Canaveral, bordered on the west by the Banana River, and 111 112 bordered on the north by Federal Government property.

113 The three separate accounts must be maintained as long b. 114 as financing obligations entered into by the Florida Windstorm 115 Underwriting Association or Residential Property and Casualty Joint Underwriting Association are outstanding, in accordance 116 117 with the terms of the corresponding financing documents. If the 118 financing obligations are no longer outstanding, the corporation 119 may use a single account for all revenues, assets, liabilities, losses, and expenses of the corporation. Consistent with this 120 121 subparagraph and prudent investment policies that minimize the 122 cost of carrying debt, the board shall exercise its best efforts to retire existing debt or obtain the approval of necessary 123 124 parties to amend the terms of existing debt, so as to structure the most efficient plan for consolidating the three separate 125

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126 accounts into a single account.

127 Creditors of the Residential Property and Casualty с. 128 Joint Underwriting Association and the accounts specified in 129 sub-sub-subparagraphs a.(I) and (II) may have a claim against, 130 and recourse to, those accounts and no claim against, or 131 recourse to, the account referred to in sub-subparagraph 132 a.(III). Creditors of the Florida Windstorm Underwriting 133 Association have a claim against, and recourse to, the account 134 referred to in sub-sub-subparagraph a.(III) and no claim 135 against, or recourse to, the accounts referred to in sub-sub-136 subparagraphs a.(I) and (II).

137 d. Revenues, assets, liabilities, losses, and expenses not
 138 attributable to particular accounts shall be prorated among the
 139 accounts.

e. The Legislature finds that the revenues of the
corporation are revenues that are necessary to meet the
requirements set forth in documents authorizing the issuance of
bonds under this subsection.

144 f. The income of the corporation may not inure to the145 benefit of any private person.

146

3. With respect to a deficit in an account:

a. After accounting for the Citizens policyholder
surcharge imposed under sub-subparagraph i., if the remaining
projected deficit incurred in the coastal account in a
particular calendar year:

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151 Is not greater than 2 percent of the aggregate (I)statewide direct written premium for the subject lines of 152 153 business for the prior calendar year, the entire deficit shall 154 be recovered through regular assessments of assessable insurers 155 under paragraph (g) and assessable insureds. 156 (II) Exceeds 2 percent of the aggregate statewide direct 157 written premium for the subject lines of business for the prior 158 calendar year, the corporation shall levy regular assessments on 159 assessable insurers under paragraph (q) and on assessable insureds in an amount equal to the greater of 2 percent of the 160 projected deficit or 2 percent of the aggregate statewide direct 161 162 written premium for the subject lines of business for the prior calendar year. Any remaining projected deficit shall be 163 164 recovered through emergency assessments under sub-subparagraph 165 d. 166 Each assessable insurer's share of the amount being b. assessed under sub-subparagraph a. must be in the proportion 167 168 that the assessable insurer's direct written premium for the 169 subject lines of business for the year preceding the assessment 170 bears to the aggregate statewide direct written premium for the 171 subject lines of business for that year. The assessment percentage applicable to each assessable insured is the ratio of 172 173 the amount being assessed under sub-subparagraph a. to the 174 aggregate statewide direct written premium for the subject lines 175 of business for the prior year. Assessments levied by the

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176 corporation on assessable insurers under sub-subparagraph a. 177 must be paid as required by the corporation's plan of operation 178 and paragraph (q). Assessments levied by the corporation on 179 assessable insureds under sub-subparagraph a. shall be collected 180 by the surplus lines agent at the time the surplus lines agent 181 collects the surplus lines tax required by s. 626.932, and paid to the Florida Surplus Lines Service Office at the time the 182 183 surplus lines agent pays the surplus lines tax to that office. 184 Upon receipt of regular assessments from surplus lines agents, the Florida Surplus Lines Service Office shall transfer the 185 186 assessments directly to the corporation as determined by the 187 corporation.

188 c. After accounting for the Citizens policyholder 189 surcharge imposed under sub-subparagraph i., the remaining 190 projected deficits in the personal lines account and in the 191 commercial lines account in a particular calendar year shall be 192 recovered through emergency assessments under sub-subparagraph 193 d.

d. Upon a determination by the board of governors that a projected deficit in an account exceeds the amount that is expected to be recovered through regular assessments under subsubparagraph a., plus the amount that is expected to be recovered through surcharges under sub-subparagraph i., the board, after verification by the office, shall levy emergency assessments for as many years as necessary to cover the

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201 deficits, to be collected by assessable insurers and the 202 corporation and collected from assessable insureds upon issuance 203 or renewal of policies for subject lines of business, excluding 204 National Flood Insurance policies. The amount collected in a 205 particular year must be a uniform percentage of that year's 206 direct written premium for subject lines of business and all 207 accounts of the corporation, excluding National Flood Insurance 208 Program policy premiums, as annually determined by the board and verified by the office. The office shall verify the arithmetic 209 calculations involved in the board's determination within 30 210 days after receipt of the information on which the determination 211 212 was based. The office shall notify assessable insurers and the Florida Surplus Lines Service Office of the date on which 213 214 assessable insurers shall begin to collect and assessable 215 insureds shall begin to pay such assessment. The date must be at least 90 days after the date the corporation levies emergency 216 217 assessments pursuant to this sub-subparagraph. Notwithstanding 218 any other provision of law, the corporation and each assessable 219 insurer that writes subject lines of business shall collect 220 emergency assessments from its policyholders without such 221 obligation being affected by any credit, limitation, exemption, 222 or deferment. Emergency assessments levied by the corporation on assessable insureds shall be collected by the surplus lines 223 agent at the time the surplus lines agent collects the surplus 224 225 lines tax required by s. 626.932 and paid to the Florida Surplus

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226 Lines Service Office at the time the surplus lines agent pays 227 the surplus lines tax to that office. The emergency assessments 228 collected shall be transferred directly to the corporation on a 229 periodic basis as determined by the corporation and held by the 230 corporation solely in the applicable account. The aggregate 231 amount of emergency assessments levied for an account in any 232 calendar year may be less than but may not exceed the greater of 233 10 percent of the amount needed to cover the deficit, plus 234 interest, fees, commissions, required reserves, and other costs associated with financing the original deficit for the personal 235 236 lines or the coastal accounts, or 10 percent of the aggregate 237 statewide direct written premium for subject lines of business 238 and all accounts of the corporation for the prior year, plus 239 interest, fees, commissions, required reserves, and other costs 240 associated with financing the deficit for the personal lines or 241 the coastal accounts. The aggregate amount of emergency 242 assessments levied for the commercial account in any calendar 243 year may be less than but may not exceed the greater of 9 244 percent of the amount needed to cover the deficit, plus 245 interest, fees, commissions, required reserves, and other costs 246 associated with financing the original deficit, or 9 percent of 247 the aggregate statewide direct written premium for subject lines of business and all accounts of the corporation for the prior 248 249 year, plus interest, fees, commissions, required reserves, and 250 other costs associated with financing the deficit. The

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251 <u>corporation may not pledge more than 9 percent of the commercial</u> 252 <u>lines account emergency assessment authority set forth in this</u> 253 <u>sub-subparagraph to secure the issuance of bonds or any other</u> 254 security.

255 e. The corporation may pledge the proceeds of assessments, 256 projected recoveries from the Florida Hurricane Catastrophe 257 Fund, other insurance and reinsurance recoverables, policyholder 258 surcharges and other surcharges, and other funds available to the corporation as the source of revenue for and to secure bonds 259 260 issued under paragraph (q), bonds or other indebtedness issued under subparagraph (c)3., or lines of credit or other financing 261 262 mechanisms issued or created under this subsection, or to retire any other debt incurred as a result of deficits or events giving 263 264 rise to deficits, or in any other way that the board determines 265 will efficiently recover such deficits. The purpose of the lines 266 of credit or other financing mechanisms is to provide additional 267 resources to assist the corporation in covering claims and 268 expenses attributable to a catastrophe. As used in this 269 subsection, the term "assessments" includes regular assessments 270 under sub-subparagraph a. or subparagraph (q)1. and emergency 271 assessments under sub-subparagraph d. Emergency assessments 272 collected under sub-subparagraph d. are not part of an insurer's rates, are not premium, and are not subject to premium tax, 273 274 fees, or commissions; however, failure to pay the emergency 275 assessment shall be treated as failure to pay premium. The

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emergency assessments shall continue as long as any bonds issued or other indebtedness incurred with respect to a deficit for which the assessment was imposed remain outstanding, unless adequate provision has been made for the payment of such bonds or other indebtedness pursuant to the documents governing such bonds or indebtedness.

282 f. As used in this subsection for purposes of any deficit 283 incurred on or after January 25, 2007, the term "subject lines 284 of business" means insurance written by assessable insurers or 285 procured by assessable insureds for all property and casualty lines of business in this state, but not including workers' 286 287 compensation or medical malpractice. As used in this subsubparagraph, the term "property and casualty lines of business" 288 289 includes all lines of business identified on Form 2, Exhibit of 290 Premiums and Losses, in the annual statement required of 291 authorized insurers under s. 624.424 and any rule adopted under 292 this section, except for those lines identified as accident and 293 health insurance and except for policies written under the 294 National Flood Insurance Program or the Federal Crop Insurance 295 Program. For purposes of this sub-subparagraph, the term 296 "workers' compensation" includes both workers' compensation 297 insurance and excess workers' compensation insurance.

g. The Florida Surplus Lines Service Office shall
determine annually the aggregate statewide written premium in
subject lines of business procured by assessable insureds and

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301 report that information to the corporation in a form and at a 302 time the corporation specifies to ensure that the corporation 303 can meet the requirements of this subsection and the 304 corporation's financing obligations.

h. The Florida Surplus Lines Service Office shall verify the proper application by surplus lines agents of assessment percentages for regular assessments and emergency assessments levied under this subparagraph on assessable insureds and assist the corporation in ensuring the accurate, timely collection and payment of assessments by surplus lines agents as required by the corporation.

312 i. Upon determination by the board of governors that an 313 account has a projected deficit, the board shall levy a Citizens 314 policyholder surcharge against all policyholders of the 315 corporation.

(I) The surcharge shall be levied as a uniform percentage
of the premium for the policy of up to 15 percent of such
premium, which funds shall be used to offset the deficit.

(II) The surcharge is payable upon cancellation or termination of the policy, upon renewal of the policy, or upon issuance of a new policy by the corporation within the first 12 months after the date of the levy or the period of time necessary to fully collect the surcharge amount.

(III) The corporation may not levy any regular assessmentsunder paragraph (q) pursuant to sub-subparagraph a. or sub-

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344

326 subparagraph b. with respect to a particular year's deficit 327 until the corporation has first levied the full amount of the 328 surcharge authorized by this sub-subparagraph.

(IV) The surcharge is not considered premium and is not
subject to commissions, fees, or premium taxes. However, failure
to pay the surcharge shall be treated as failure to pay premium.

332 i. If the amount of any assessments or surcharges 333 collected from corporation policyholders, assessable insurers or 334 their policyholders, or assessable insureds exceeds the amount 335 of the deficits, such excess amounts shall be remitted to and 336 retained by the corporation in a reserve to be used by the corporation, as determined by the board of governors and 337 338 approved by the office, to pay claims or reduce any past, 339 present, or future plan-year deficits or to reduce outstanding 340 debt.

341 Section 2. Paragraph (a) of subsection (1) and paragraph 342 (e) of subsection (3) of section 631.57, Florida Statutes, are 343 amended to read:

631.57 Powers and duties of the association.-

345 (1) The association shall:

346 (a)1. Be obligated to the extent of the covered claims347 existing:

348 a. Prior to adjudication of insolvency and arising within349 30 days after the determination of insolvency;

b. Before the policy expiration date if less than 30 days

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351 after the determination; or

352 c. Before the insured replaces the policy or causes its
353 cancellation, if she or he does so within 30 days of the
354 determination.

2. The obligation under subparagraph 1. includes only the amount of each covered claim which is in excess of \$100 and is less than \$300,000, except that policies providing coverage for homeowner's insurance shall provide for an additional \$200,000 for the portion of a covered claim which relates only to the damage to the structure and contents.

361 3.a. Notwithstanding subparagraph 2., the obligation under 362 subparagraph 1. for policies covering condominium associations 363 or homeowners' associations, which associations have a 364 responsibility to provide insurance coverage on residential 365 units within the association, shall include that amount of each 366 covered property insurance claim which is less than \$100,000 367 multiplied by the number of condominium units or other 368 residential units multiplied by:

369 370 (I) Before July 1, 2017, \$100,000.

370 (II) Beginning July 1, 2017, and ending June 30, 2018, 371 \$150,000.

 372
 (III) Beginning July 1, 2018, and ending June 30, 2019,

 373
 \$200,000.

374 <u>(IV) Beginning July 1, 2019, and ending June 30, 2020,</u> 375 <u>\$250,000.</u>

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376	(V) Beginning July 1, 2020, \$300,000.+
377	
378	However, as to homeowners' associations, this sub-subparagraph
379	applies only to claims for damage or loss to residential units
380	and structures attached to residential units.
381	b. Notwithstanding sub-subparagraph a., the association
382	has no obligation to pay covered claims that are to be paid from
383	the proceeds of bonds issued under s. 631.695. However, the
384	association shall assign and pledge the first available moneys
385	from all or part of the assessments to be made under paragraph
386	(3)(a) to or on behalf of the issuer of such bonds for the
387	benefit of the holders of such bonds. The association shall
388	administer any such covered claims and present valid covered
389	claims for payment in accordance with the provisions of the
390	assistance program in connection with which such bonds have been
391	issued.
392	4. In no event shall the association be obligated to a
393	policyholder or claimant in an amount in excess of the
394	obligation of the insolvent insurer under the policy from which
395	the claim arises.
396	(3)
397	(e)1. In addition to assessments authorized in paragraph
398	(a), and to the extent necessary to secure the funds for the
399	account specified in s. 631.55(2)(b) for the direct payment of
400	covered claims of insurers rendered insolvent by the effects of
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401 a hurricane and to pay the reasonable costs to administer such 402 claims, or to retire indebtedness, including, without 403 limitation, the principal, redemption premium, if any, and 404 interest on, and related costs of issuance of, bonds issued 405 under s. 631.695 and the funding of any reserves and other 406 payments required under the bond resolution or trust indenture 407 pursuant to which such bonds have been issued, the office, upon 408 certification of the board of directors, shall levy emergency 409 assessments upon insurers holding a certificate of authority. 410 The emergency assessments levied against any insurer may not exceed in any one calendar year more than 2 percent of that 411 412 insurer's net written premiums in this state for the kinds of 413 insurance within the account specified in s. 631.55(2)(b). 2.a. In addition to the emergency as sessment authorized in 414 415 subparagraph 1., to retire indebtedness, including, without 416 limitation, the principal, redemption premium, if any, and 417 interest on and related costs of issuance of bonds issued under 418 s. 631.695 and the funding of any reserves and other payments 419 required under the bond resolution or trust indenture pursuant 420 to which such bonds have been issued, the office, upon certification of the board of directors, shall levy additional 421 422 emergency assessments against insurers subject to assessment 423 under this part in an amount not to exceed a dollar amount equal 424 to or less than 1 percent of the aggregate statewide direct 425 written premium for subject lines of business eligible for

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426	assessment under the Citizens Property Insurance Corporation's
427	commercial lines account assessment authority set forth in s.
428	<u>627.351(6)(b)3.d.</u>
429	b. Assessments levied under this subparagraph must be
430	levied only against the lines of business subject to assessment
431	under this part and must be levied only utilizing the monthly
432	installment method set forth in subparagraph (f)2. An insurer is
433	not required to make an initial payment as set forth in sub-
434	subparagraph (f)1.b. and c.
435	c. This subparagraph applies to emergency assessments
436	levied on or after July 1, 2022, or 30 days after all Citizens
437	Property Insurance Corporation Personal Lines Account/Commercial
438	Lines Account Senior Secured Bonds Series 2012A-1, 2012 Series
439	A-2, and 2012 Series A-3 are defeased, whichever occurs earlier.
440	3.2. Emergency assessments authorized under this paragraph
441	shall be levied by the office upon insurers in accordance with
442	paragraph (f), upon certification as to the need for such
443	assessments by the board of directors. If the board participates
444	in the issuance of bonds in accordance with s. 631.695,
445	emergency assessments shall be levied in each year that bonds
446	issued under s. 631.695 and secured by such emergency
447	assessments are outstanding in amounts up to such 2-percent
448	limit as required in order to provide for the full and timely
449	payment of the principal of, redemption premium, if any, and
450	interest on, and related costs of issuance of, such bonds. The
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451 emergency assessments are assigned and pledged to the 452 municipality, county, or legal entity issuing bonds under s. 453 631.695 for the benefit of the holders of such bonds in order to 454 provide for the payment of the principal of, redemption premium, 455 if any, and interest on such bonds, the cost of issuance of such 456 bonds, and the funding of any reserves and other payments 457 required under the bond resolution or trust indenture pursuant 458 to which such bonds have been issued, without further action by 459 the association, the office, or any other party. If bonds are issued under s. 631.695 and the association determines to secure 460 461 such bonds by a pledge of revenues received from the emergency 462 assessments, such bonds, upon such pledge of revenues, shall be 463 secured by and payable from the proceeds of such emergency 464 assessments, and the proceeds of emergency assessments levied 465 under this paragraph shall be remitted directly to and 466 administered by the trustee or custodian appointed for such 467 bonds.

468 <u>4.3.</u> Emergency assessments used to defease bonds issued 469 under this part may be payable in a single payment or, at the 470 option of the association, may be payable in 12 monthly 471 installments with the first installment being due and payable at 472 the end of the month after an emergency assessment is levied and 473 subsequent installments being due by the end of each succeeding 474 month.

475

5.4. If emergency assessments are imposed, the report

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476 required by s. 631.695(7) must include an analysis of the 477 revenues generated from the emergency assessments imposed under 478 this paragraph.

479 <u>6.5.</u> If emergency assessments are imposed, the references 480 in sub-subparagraph (1)(a)3.b. and s. 631.695(2) and (7) to 481 assessments levied under paragraph (a) must include emergency 482 assessments imposed under this paragraph.

483 7.6. If the board of directors participates in the issuance of bonds in accordance with s. 631.695, an annual 484 485 assessment under this paragraph shall continue while the bonds 486 issued with respect to which the assessment was imposed are 487 outstanding, including any bonds the proceeds of which were used to refund bonds issued pursuant to s. 631.695, unless adequate 488 489 provision has been made for the payment of the bonds in the 490 documents authorizing the issuance of such bonds.

491 Section 3. Paragraph (b) of subsection (15) of section492 625.012, Florida Statutes, is amended to read:

493 625.012 "Assets" defined.—In any determination of the 494 financial condition of an insurer, there shall be allowed as 495 "assets" only such assets as are owned by the insurer and which 496 consist of:

497 (15)

(b) Assessments levied as monthly installments pursuant to  $\frac{s. 631.57(3)(e)4. \text{ which } s. 631.57(3)(e)3. \text{ that}}{s. 631.57(3)(e)3. \text{ that}}$  are paid after policy surcharges are collected so that the recognition of

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501	assets is based on actual premium written offset by the
502	obligation to the Florida Insurance Guaranty Association.
503	Section 4. This act shall take effect upon becoming a law.
504	

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