



977334

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/02/2021	.	
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The Committee on Banking and Insurance (Boyd) recommended the following:

1           **Senate Substitute for Amendment (232144) (with title**  
2 **amendment)**

3  
4           Delete lines 70 - 112  
5 and insert:

6           Section 2. Paragraph (f) is added to subsection (5) of  
7 section 627.7011, Florida Statutes, to read:

8           627.7011 Homeowners' policies; offer of replacement cost  
9 coverage and law and ordinance coverage.—

10           (5) This section does not:



977334

11 (f) Prohibit an insurer, notwithstanding paragraph (1)(a),  
12 from providing limited coverage on a personal lines residential  
13 property insurance policy by including a roof surface  
14 reimbursement schedule. If included in the policy, a roof  
15 surface reimbursement schedule must do all of the following:

16 1. Provide reimbursement for repair, replacement, and  
17 installation based on the annual age of a roof surface type.

18 2. Provide full replacement coverage for any roof surface  
19 type less than 10 years old.

20 3. Unless otherwise demonstrated to the office to be  
21 actuarially justified, provide for reimbursement amounts of no  
22 less than:

23 a. Seventy percent for a metal roof type.

24 b. Forty percent for a concrete tile and clay tile roof  
25 type.

26 c. Forty percent for a wood shake and wood shingle roof  
27 type.

28 d. Twenty-five percent for all other roof types.

29 4. Include at the top of the schedule, in bold type no  
30 smaller than 12 points, the following statement:

31  
32 "PLEASE DISCUSS WITH YOUR INSURANCE AGENT. YOU ARE ELECTING TO  
33 PURCHASE COVERAGE ON YOUR ROOF ACCORDING TO A ROOF SURFACE  
34 REIMBURSEMENT SCHEDULE. IF YOUR ROOF IS DAMAGED BY A COVERED  
35 PERIL, YOU WILL RECEIVE A PAYMENT AMOUNT FOR YOUR ROOF ACCORDING  
36 TO THE SCHEDULE BELOW. BE ADVISED THAT THIS MAY RESULT IN YOU  
37 HAVING TO PAY SIGNIFICANT COSTS TO REPAIR OR REPLACE YOUR ROOF.  
38 PLEASE DISCUSS WITH YOUR INSURANCE AGENT."  
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977334

40           5. Allow for all actuarially sound methods of s. 627.062 to  
41 apply.

42           6. Be approved by the office.

43           7. Be provided to the insured with the policy documents at  
44 issuance and renewal.

45  
46 A roof surface reimbursement schedule may not be applied to a  
47 roof if there is a total loss to a primary structure in  
48 accordance with the valued policy law under s. 627.702 which is  
49 caused by a covered peril.

50  
51 ===== T I T L E   A M E N D M E N T =====

52 And the title is amended as follows:

53           Delete line 16

54 and insert:

55           schedules; prohibiting application of a roof surface  
56           reimbursement schedule