Property Insurance Workshop

2025-2026



RHSB 2024 - 2025 Benchmarking Report

Fast Facts

- 51 Districts participated in this year's report, representing approximately \$40 Billion in Total Insured Values (TIV)
- The average property rate of the report participants is \$0.33 (per \$100 of TIV). This represents an 18% increase from last year's report, which had an average rate of \$0.28.
- 38 of the 51 Participants (75%) have coverage with a single carrier or pool. The average rate for a District with a single carrier is \$0.33 (per \$100 of TIV). This is up 31% from \$0.25 in 2024.
- 13 of the 51 participants (25%) have coverage on a layered program. The average rate for a District with a Layered Program is
 0.32 (per \$100 of TIV) slightly below the overall average of 0.33. This represents an 8.2% decrease from \$0.35 in 2024.
 Note this is the first year since we started this report in 2018 that the layered program average is lower than the single carrier average
- The 2024-2025 renewal year represented the lowest increase in premium year over year since the inception of this report at 17%. This is primarily driven by lower average rate increases from single-carrier pools, an increased demand for commercial layered programs, and simultaneous rate decreases occurring in the commercial marketplace. Additionally, we have more data this year as we have 51 participants vs. 39 participants in 2023.

AVERAGE PREMIUM INCREASE BY YEAR			
2020-2021	33%		
2021-2022	23%		
2022-2023	28%		
2023-2024	41%		
2024-2025	17%		

Rate and Premium are correlated, but the % increases vary due to the following factors:

- Premium = (TIV/100) * Property Rate
- TIV Increases / Decreases have direct implications on premiums
- Higher / Lower Limits being purchased
- Along with higher / lower deductibles w/ premium implications
- 48 of the 51 participants (92%) have a % Wind-Hail Deductible instead of a flat dollar amount. This represents a substantial increase
 in comparison to last year's report, as only 67% of participants had a % Wind & Hail deductible in 2024.
- Of the 3 Districts that still have a named \$ deductible with a maximum occurrence 1 has their coverage with TASB and 2 have their coverage through TPS.



Property Insurance Analysis

Districts with >\$500M TIV (Total Insured Value)

DISTRICT	TIV	LIMITS	RATE	WIND & HAIL DEDUCTIBLE	ALL-OTHER PERILS DEDUCTIBLE
Lewisville	\$ 2,925,107,906	\$ 500,000,000	0.22	2%, \$250k Minimum	\$ 100,000
Frisco	\$ 2,657,177,603	\$ 500,000,000	0.45	3%, \$1M Minimum	\$ 100,000
Denton	\$ 2,274,695,957	\$ 450,000,000	0.20	3%, \$2.5M Minimum*	\$ 500,000
Garland	\$ 2,189,203,115	\$ 300,000,000	0.27	3% per location	\$ 100,000
Mesquite	\$ 2,183,553,000	\$ 400,000,000	0.15	3%, \$2.5M Minimum*	\$ 250,000
Plano	\$ 1,983,643,595	\$ 500,000,000	0.30	3%, \$100k Minimum	\$ 250,000
Round Rock	\$ 1,946,027,423	Unknown	0.32	2%, \$500k Minimum	\$ 250,000
Mansfield	\$ 1,937,018,603	\$ 500,000,000	0.28	3%, \$1M Minimum	\$ 100,000
Keller	\$ 1,805,152,179	\$ 100,000,000	0.26	3%, \$250k Minimum	\$ 100,000
Grand Prairie	\$ 1,530,824,977	\$ 250,000,000	0.29	2%, \$500k Minimum	\$ 250,000
Richardson	\$ 1,364,990,088	\$ 250,000,000	0.29	2%, \$250k Minimum	\$ 100,000
Carrollton Farmers Branch	\$ 1,257,119,372	\$ 600,000,000	0.33	3%, \$500k Minimum	\$ 250,000
Forney	\$ 1,141,762,489	Unknown	0.34	2%, \$500k Minimum	\$ 250,000
Allen	\$ 1,101,891,182	\$ 200,000,000	0.31	2% per building, \$500k Minimum	\$ 250,000
Rockwall	\$ 1,061,114,069	Unknown	0.35	2%, \$500k Minimum	\$ 250,000
Hays Consolidated	\$ 1,002,107,860	\$ 400,000,000	0.16	2%, \$2.5M Minimum*	\$ 100,000
Hurst-Euless-Bedford	\$ 970,888,530	\$ 300,000,000	0.31	3%, \$100k Minimum	\$ 100,000
Grapevine-Colleyville	\$ 901,600,740	\$ 250,000,000	0.17	2%. \$1M Minimum*	\$ 50,000
Wylie	\$ 851,113,065	\$ 300,000,000	0.34	3%. \$250k Minimum	\$ 50,000
Midlothian	\$ 679,193,824	Unknown	0.38	2%, \$500k Minimum	\$ 250,000
Manor	\$ 635,697,140	Unknown	0.40	2%, \$500k Minimum	\$ 25,000
Dripping Springs	\$ 526,816,000	\$ 350,000,000	0.14	2%, \$1M Minimum*	\$ 50,000
Burleson	\$ 521,142,292	\$ 350,000,000	0.42	2%, \$100k Minimum	\$ 100,000

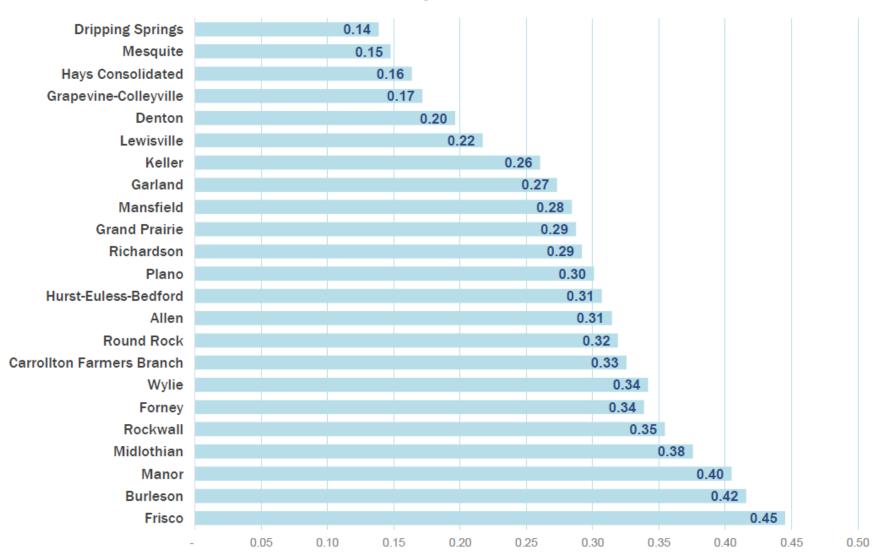
^{*} These Districts have broadened "Weather" Deductibles (differs from standard Wind & Hail Deductible)



Property Rate Comparison

Districts with >\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value

Average Rate: 0.29





Layered Program Structure

Denton Independent School District

Eff. 7/1/25 - 7/1/26 Total Limit Policy limits not shown to scale \$500,000,000 100% Certain Underwriters at Lloyd's of London \$100M xs \$400M 100.00% \$400,000,000 100% Homeland Insurance Company of New York \$200M xs \$200M 100.00% \$200,000,000 100% Mitsui Sumitomo Insurance \$15M p/o \$100M xs \$100M Landmark American Insurance Company Starstone Specialty Insurance Company Company of America \$20M p/o \$100M xs \$100M \$15M p/o \$100M xs \$100M \$50M p/o \$100M xs \$100M 15.00% 50.00% 15.00% 20.00% \$100,000,000 100% Certain Underwriters at Swiss Re Insurance Axis Surplus Insurance Endurance American TBD Company Starstone Specialty Insurance Company Lloyd's of London Specialty Insurance Company Lexington Insurance Company \$3.5M p/o \$4M p/o \$50M xs \$50M \$5M p/o \$50M xs \$50M \$21.25M po \$50M xs \$50M \$2M po \$50M xs \$50M \$3.75M po \$50M xs \$50M \$10M p/o \$50M xs \$50M \$50M xs \$50M 8.00% 10.00% 42.50% 5.0% 7.50% 20.00% \$50,000,000 7.00% 100% Starstone Specialty Landmark American Insurance Company Insurance Company \$11.25M p/o \$25M xs \$25M \$8.125M p/o \$25M xs \$25M TBD - Quoted Liberty Continental 45.00% 32.50% Beazley Excess and Surplus & Travelers Options Casualty \$25,000,000 Insurance Inc. Company 100% \$3.75M p/o \$7.5M p/o \$50M Lancashire 15.00% Ironshore \$50M Arch Specialty Specialty Insurance Company (UK) Velocity Risk Underwriters 7.50% Certain Underwriters at Lloyd's of London / Allianz Global **Everest Indemnity Company** Insurance Company Ins. Co. (Various RBE's) \$7.375M po \$25M \$2M p/o \$25M \$2.5M p/o \$25M \$2.5M p/o \$25M \$2.5M p/o \$25M \$2.M p/o \$25M 29.50% 10.00% 10.00% 10.00% 8.00% 10.00% Wind/Hail Deductible: 3% of TIV per schedule on file, at each location, except 2% at Braswell High School, New Denton High School, John H Guyer High School, & Billy Ryan High School, as respects to Windstorm or Hail, subject to a minimum of \$1,000,000 per occurrence. Reference Quote for All Other Deductibles AOP Deductible*: \$250,000 per occurrence, except Water Damage, Freeze, Winter Storm: \$100K Per Location, subject to \$500K Min per occurrence Deductible: \$25,000

\$100M

Denton ISD Property Insurance Comparison

EXPIRING

RENEWAL OPTION 1

RENEWAL OPTION 2

AGENT	TASB	TASB	RHSB
Property	TASB	TASB	Layered Carrier Program
A.M. Best Rating	N/A	N/A	All Carriers A rated or higher
Total Insured Values	\$2,274,695,957	\$2,237,874,837	\$2,238,010,177
Property Limit	\$450,000,000	\$400,000,000	\$500,000,000
Property Rate	0.196	0.196	0.188
Named/Numbered Windstorm Limit	\$50,000,000	\$50,000,000	N/A
Limits Structure	Blanket	Blanket	Blanket
Basis of Recovery	Replacement Cost	Replacement Cost	Replacement Cost*
All Other Perils Deductible	\$500,000	\$500,000	\$250,000
All Weather Perils Deductible	3% of loss, \$2,500,000 Min	3% of loss, \$2,500,000 Min	N/A
Additional Sublimit for All Weather Perils - Single Ply Roofs	\$5,000,000	\$5,000,000	N/A
Wind Hail Deductible	See All Weather Perils	See All Weather Perils	2% of TIV at HS Locations, 3% at all other locations, \$1M minimum
Water Damage, Freeze and Winter Storm Deductible	See All Weather Perils	See All Weather Perils	\$100,000 per location, \$500,000 minimum
Flood Limit	\$2,000,000 (No Coverage for SHA)	\$2,000,000 (No Coverage for SHA)	\$25,000,000 (\$2,500,000 Flood in Special Hazard Areas)
Flood Deductible	\$500,000	\$500,000	\$100,000

Denton ISD Property Insurance Comparison

EXPIRING

RENEWAL OPTION 1

RENEWAL OPTION 2

AGENT		TASB	TASB	RHSB
Propert	У	TASB	TASB	Layered Carrier Program
	Earthquake Limit	\$2,000,000	\$2,000,000	\$25,000,000
	Earthquake Deductible	\$500,000	\$500,000	\$100,000
	Extra Expense	\$2,000,000	\$2,000,000	\$5,000,000
	Business Income	See Extra Expense	See Extra Expense	\$2,500,000
	Newly Acquired Property	Unknown	Unknown	\$10,000,000 (120 Days)
	Equipment Breakdown Limit	\$100,000,000	\$100,000,000	See Separate Quote
	Equipment Breakdown Deductible	\$50,000	\$50,000	See Separate Quote
	Electronic Data Processing Data & Media	Unknown	Unknown	\$5,000,000
	Accounts Receivable	Unknown	Unknown	\$5,000,000
	Valuable Papers	Unknown	Unknown	\$10,000,000
	Fine Arts	Unknown	Unknown	\$1,000,000
	Outdoor Property	Unknown	Unknown	\$1,000,000 (to include Trees, Shrubs, Plants and Lawns, not to exceed \$1k any one item)
	Property in the Course of Construction	Unknown	Unknown	\$5,000,000
	Covered Property in Transit	Unknown	Unknown	\$2,500,000 per Occurrence and \$2,500,000 per Conveyance

Denton ISD Property Insurance Comparison

AGENT		TASB	TASB	RHSB
Property		TASB	TASB	Layered Carrier Program
	Ordinance or Law	Unknown	Unknown	Coverage A - Included, Coverage B&C - \$10,000,000
	Limited Fungus/Mold	Unknown	Unknown	\$1,000,000
	Errors and Omissions	Unknown	Unknown	\$5,000,000
	Property Premium incl Taxes & Fees	\$4,462,999.00	\$4,390,818.00	\$4,196,649.00
Property	(Excess)	N/A	N/A	Certain Underwriters at Lloyd's of London
	A.M. Best Rating	N/A	N/A	A XV
	Property Limit	N/A	N/A	\$100,000,000
	Limits Structure	N/A	N/A	Blanket
	Property Premium incl Taxes & Fees	N/A	N/A	\$99,645.00
	Total Property Limit	\$450,000,000	\$400,000,000	\$500,000,000
	Rate	0.196	0.196	0.192
Total Pro	perty Premium incl Taxes & Fees	\$4,462,999.00	\$4,390,818.00	\$4,296,294.00
Equipme	nt Breakdown	TASB	TASB	Liberty Mutual
	Limit	\$100,000,000	\$100,000,000	\$100,000,000
	Deductible	\$50,000,000	\$50,000,000	\$25,000
	Premium	Included Above	Included Above	\$39,391.00
Total Pro	perty and Equipment Breakdown Premium	\$4,462,999.00	\$4,390,818.00	\$4,335,685.00

RENEWAL OPTION 2

Deductible Comparison

Wind / Hail Deductible Analysis

	Key Loc	atio	n Modeling				
Key Location 1		TASB Expiring 3%, \$2.5M Minimum		RHSB Renewal 2%, \$1M Minimum			
Location	Total Insured Value (TIV)		Deductible		Deductible		
Billy Ryan High School (Main)	\$ 119,544,610	\$	3,586,338	\$	2,390,892		
			Expiring		Renewal		Variance (\$)
	Total W/H Deductible Spend	\$	3,586,338	\$	2,390,892	\$	(1,195,446
	Key Location 2		TASB Expiring		RHSB Renewal		
	•		3%, \$2.5M Minimum	2	%, \$1M Minimum		
Location	Total Insured Value (TIV)		Deductible		Deductible		
John H Guyer High School (Main)	\$ 136,535,840	\$	4,096,075	\$	2,730,717		
			Expiring		Renewal		Variance (\$)
	Total W/H Deductible Spend	\$	4,096,075	\$	2,730,717	\$	(1,365,358
H	Key Location 3	_	TASB Expiring 3%, \$2.5M Minimum	- 2	RHSB Renewal %, \$1M Minimum		
Location	Total Insured Value (TIV)		Deductible		Deductible		
Braswell High School (Main)	\$ 204,206,850	\$	6,126,206	\$	4,084,137		
			Expiring		Renewal	_,	Variance (\$)
	Total W/H Deductible Spend	\$	6,126,206	\$	4,084,137	\$	(2,042,069
	Key Location 4		TASB Expiring		RHSB Renewal		
Location	Total Insured Value (TIV)		3%, \$2.5M Minimum Deductible	2	%, \$1M Minimum Deductible		
New Denton High School (Main)	\$ 137,120,630	\$	4,113,619	\$			
New Denion High School (Main)	1 37, 120,030	1 D	4.113.019	a D	2,742,413		

Total W/H Deductible Spend



Expiring	Renewal	Variance (\$)
4,113,619	\$ 2,742,413	\$ (1,371,206)
	Total Variance:	\$ (5,974,079)

Variance (\$)

Expiring

Property Insurance

Resolution of the Board to Delegate Authority for Binding Coverage

Property Insurance

Casualty Insurance

Auto Insurance