

Property Insurance Workshop

2025-2026



ions



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)

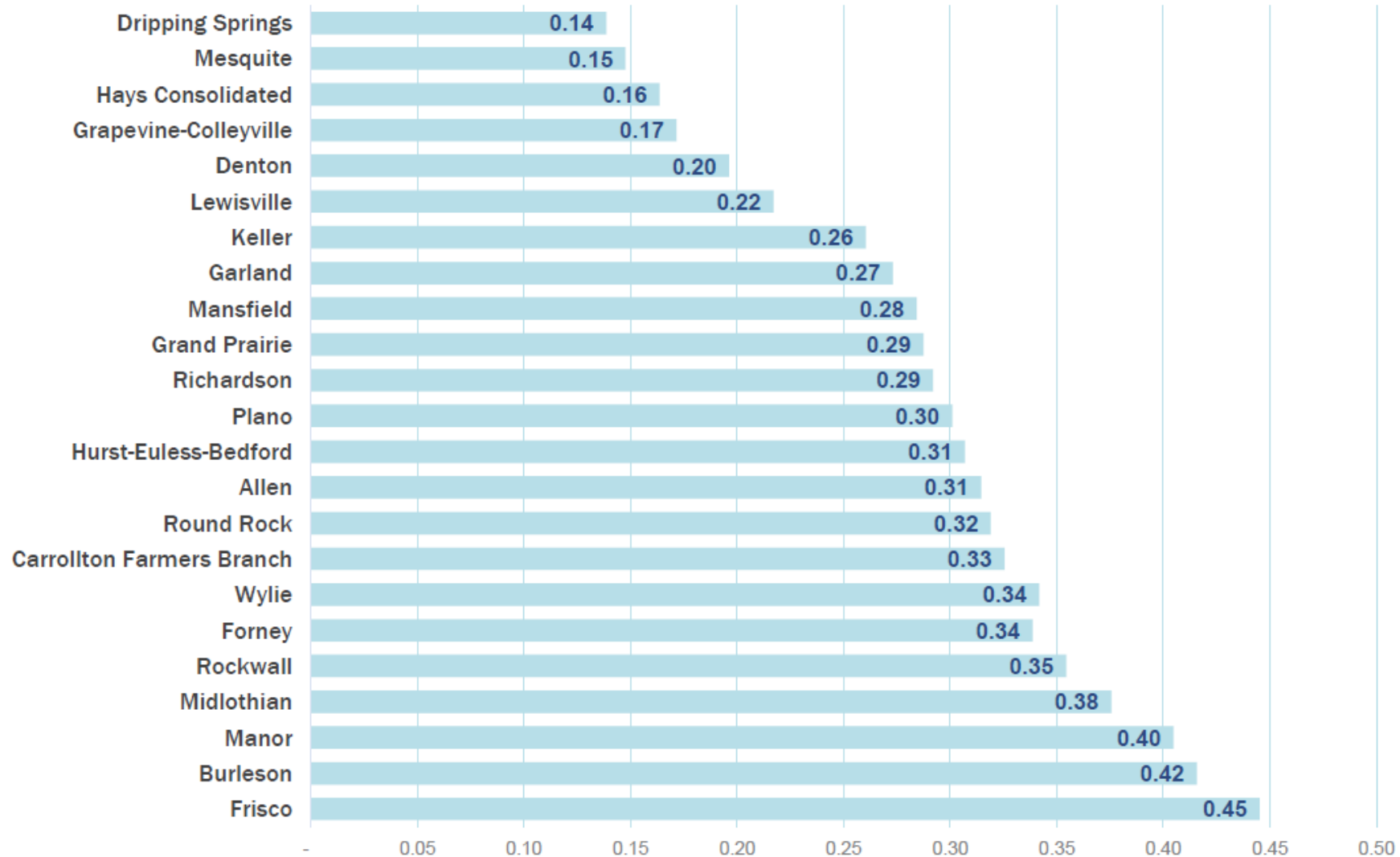
| DISTRICT | TIV | LIMITS | RATE | WIND & HAIL DEDUCTIBLE | ALL-OTHER PERILS DEDUCTIBLE |
|---------------------------|------------------|----------------|------|---------------------------------|-----------------------------|
| Lewisville | \$ 2,925,107,906 | \$ 500,000,000 | 0.22 | 2%, \$250k Minimum | \$ 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

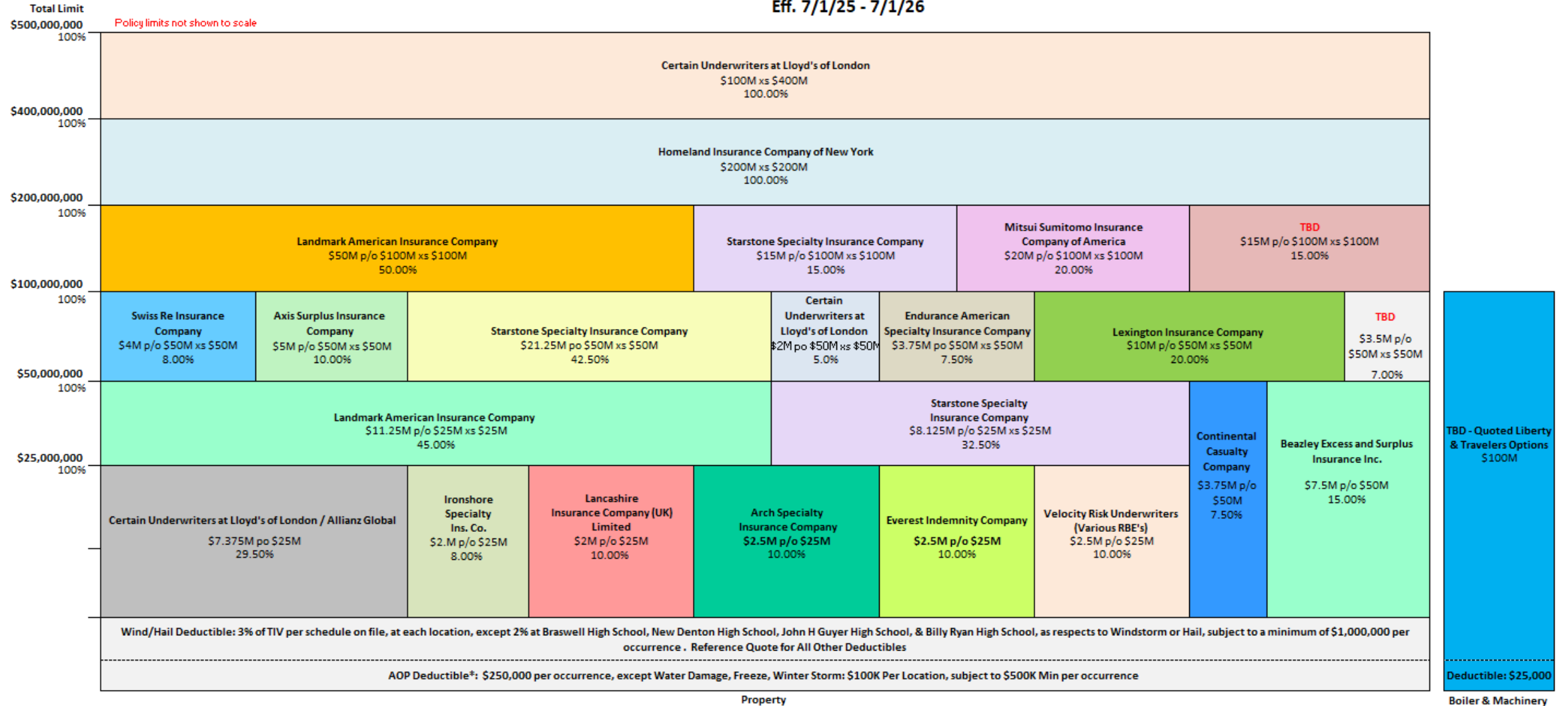
Average Rate: 0.29



Layered Program Structure

Denton Independent School District

Eff. 7/1/25 - 7/1/26



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 |
| Property | | 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

| | | EXPIRING | RENEWAL OPTION 1 | RENEWAL OPTION 2 |
|--|------------------------------------|----------------|------------------|--|
| 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 Property Premium incl Taxes & Fees | | \$4,462,999.00 | \$4,390,818.00 | \$4,296,294.00 |
| Equipment 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 Property and Equipment Breakdown Premium | | \$4,462,999.00 | \$4,390,818.00 | \$4,335,685.00 |

Deductible Comparison

Denton ISD
Wind / Hail Deductible Analysis
Key Location Modeling

| Key Location 1 | | TASB Expiring | RHSB Renewal |
|-------------------------------|---------------------------|--------------------|------------------|
| | | 3%, \$2.5M Minimum | 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) |

| Key Location 3 | | TASB Expiring | RHSB Renewal |
|-----------------------------|---------------------------|--------------------|------------------|
| | | 3%, \$2.5M Minimum | 2%, \$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 |
|-------------------------------|---------------------------|--------------------|------------------|
| | | 3%, \$2.5M Minimum | 2%, \$1M Minimum |
| Location | Total Insured Value (TIV) | Deductible | Deductible |
| New Denton High School (Main) | \$ 137,120,630 | \$ 4,113,619 | \$ 2,742,413 |

| | Expiring | Renewal | Variance (\$) |
|----------------------------|--------------|--------------|----------------|
| Total W/H Deductible Spend | \$ 4,113,619 | \$ 2,742,413 | \$ (1,371,206) |

| | |
|-----------------|----------------|
| Total Variance: | \$ (5,974,079) |
|-----------------|----------------|

Property Insurance

Resolution of the Board to Delegate Authority for Binding Coverage

Property Insurance

Casualty Insurance

Auto Insurance