## Texas Windstorm Insurance Association Calculation of Indicated Limits of Liability To Be Effective January 1, 2023

Using Marshall & Swift / Boeckh Building Cost Index Numbers



| Type of  | Ratio of<br>Total TWIA   | Boeckh Index as of May/June 2021<br>Corpus                         |  |  |                 | Boeckh Index as of May/June 2022<br>Corpus                                   |              |  |  |
|--|--|--|--|--|-----------------|--|--------------|--|--|
| Construction   | Business   | Christi  | Houston  | Average  |                 | Christi  | Houston      | ,  | Average  |
| Dwelling, including individually   | y owned townh  | nouse unit, & a  | ssociated corp   | oreal movable p  | oroperty        |  |              |  |  |
| Frame<br>Brick   | 94.30%<br>5.70%  |  |  |  |                 | 3384.5<br>3310.0   |              | 3530.1<br>3540.9   | 3457.3<br>3425.5   |
| Weighted Average Factor  |  |  |  | 2887.1   |                 |  |              |  | 3455.5   |
| Indicated Change   |  |  |  |  |                 |  |              |  | 19.7%  |
| Current Limit<br>Indicated Limit of Liability  |  |  |  |  |                 |  |              |  | 1,773,000<br>2,122,000   |
| Manufactured Homes* Residential Dwelling Frame   | 100%   | 6 2674.8   | 3 3093.4   | 2884.1   |                 | 3384.5   |              | 3530.1   | 3457.3   |
| Indicated Change   |  |  |  |  |                 |  |              |  | 19.9%  |
| Current Limit<br>Indicated limit of Liability  |  |  |  |  |                 |  |              |  | 96,600<br>115,800  |
| Individually-owned corporeal   | movable prope  | erty located in  | an owner-occu  | pied apartment,  | residential co  | ondominium, o  | or townhouse | <u>unit</u>  |  |
| Frame<br>Brick   | 57.87%<br>42.13%   |  |  |  |                 | 3384.5<br>3310.0   |              | 3530.1<br>3540.9   | 3457.3<br>3425.5   |
| Weighted Average Factor  |  |  |  | 2906.2   |                 |  |              |  | 3443.9   |
| Indicated Change   |  |  |  |  |                 |  |              |  | 18.5%  |
| Current Limit<br>Indicated Limit of Liability  |  |  |  |  |                 |  |              |  | 374,000<br>443,000   |
| Structure other than a dwelling  | g or public buil   | ding and the o   | corporeal mova   | ble property loca  | ated in that st | ructure  |              |  |  |
| Apartments - Brick, Wood Apartments - Brick, Concrete Apartments - Brick, Steel Commercial - Frame Commercial - Steel Commercial - Brick, Wood Commercial - Brick, Steel Commercial - Brick, Concrete Weighted Average Factor Indicated Change | 16.37%<br>3.01%<br>9.83%<br>31.48%<br>0.45%<br>1.02%<br>17.22%<br>20.61% | 2725.2<br>5 2718.9<br>6 2864.0<br>6 2809.7<br>6 2977.0<br>6 2815.2 | 2 3304.9<br>5 3469.0<br>0 3068.4<br>1 3293.5<br>0 3417.8<br>2 3604.9 | 3015.1<br>3093.8<br>2966.2<br>3051.3<br>3197.4<br>3210.1 |                 | 3449.0<br>3394.9<br>3663.7<br>3670.1<br>3593.4<br>3756.2<br>3601.3<br>3107.6 |              | 3587.0<br>3832.0<br>4300.5<br>3951.6<br>3979.6<br>3968.9<br>4507.7<br>3701.7 | 3518.0<br>3613.5<br>3982.1<br>3810.9<br>3786.5<br>3862.6<br>4054.5<br>3404.7<br>3732.1 |
| Current Limit Indicated Limit of Liability   |  |  |  |  |                 |  |              |  | 4,424,000<br>5,518,000   |

\* Manufactured Homes indexed based on Residential Frame Building Cost Index, TWIA will revisit the assumption when more data becomes available

## Texas Windstorm Insurance Association Proposed Limits of Liability To Be Effective January 1, 2023

Impact on Exposures In-Force as of 6/30/22



## Statutory Limits of Liability

|   | Current                                     | Proposed  | Increase                |   |
|---|---|---|-------------------------|---|
| Dwelling<br>Manufactured Home<br>Contents<br>Non-Dwelling | 1,773,000<br>96,600<br>374,000<br>4,424,000 | 115,800<br>443,000                                      | 19,200<br>69,000        |   |
|   | Risks at<br>Statutory<br>Limits             | Exposure<br>Current                                     |                         | Increase  |
| Dwelling<br>Manufactured Home<br>Contents<br>Non-Dwelling | 152<br>22<br>70<br>328                      | 269,496,000<br>2,125,200<br>26,180,000<br>1,451,072,000 | 2,547,600<br>31,010,000 | 53,048,000<br>422,400<br>4,830,000<br>358,832,000 |
| Total   | 572   | 1,748,873,200   | 2,166,005,600           | 417,132,400                                       |
| Total TWIA Exposure                                       |   |   |                         | 63,155,926,030                                    |
| % Increase in TWIA Exposure                               |   |   |                         | 0.66%   |