

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 Construction	Ratio of Total TWIA Business	<u>Boeckh Index as of May/June 2021</u>			<u>Boeckh Index as of May/June 2022</u>		
		Corpus Christi	Houston	Average	Corpus Christi	Houston	Average
<u>Dwelling, including individually owned townhouse unit, & associated corporeal movable property</u>							
Frame	94.30%	2674.8	3093.4	2884.1	3384.5	3530.1	3457.3
Brick	5.70%	2734.5	3138.8	2936.7	3310.0	3540.9	3425.5
Weighted Average Factor				2887.1			3455.5
Indicated Change							19.7%
Current Limit							1,773,000
Indicated Limit of Liability							2,122,000
<u>Manufactured Homes*</u>							
Residential Dwelling Frame	100%	2674.8	3093.4	2884.1	3384.5	3530.1	3457.3
Indicated Change							19.9%
Current Limit							96,600
Indicated limit of Liability							115,800
<u>Individually-owned corporeal movable property located in an owner-occupied apartment, residential condominium, or townhouse unit</u>							
Frame	57.87%	2674.8	3093.4	2884.1	3384.5	3530.1	3457.3
Brick	42.13%	2734.5	3138.8	2936.7	3310.0	3540.9	3425.5
Weighted Average Factor				2906.2			3443.9
Indicated Change							18.5%
Current Limit							374,000
Indicated Limit of Liability							443,000
<u>Structure other than a dwelling or public building and the corporeal movable property located in that structure</u>							
Apartments - Brick, Wood	16.37%	2737.2	3118.2	2927.7	3449.0	3587.0	3518.0
Apartments - Brick, Concrete	3.01%	2725.2	3304.9	3015.1	3394.9	3832.0	3613.5
Apartments - Brick, Steel	9.83%	2718.5	3469.0	3093.8	3663.7	4300.5	3982.1
Commercial - Frame	31.48%	2864.0	3068.4	2966.2	3670.1	3951.6	3810.9
Commercial - Steel	0.45%	2809.1	3293.5	3051.3	3593.4	3979.6	3786.5
Commercial - Brick, Wood	1.02%	2977.0	3417.8	3197.4	3756.2	3968.9	3862.6
Commercial - Brick, Steel	17.22%	2815.2	3604.9	3210.1	3601.3	4507.7	4054.5
Commercial - Brick, Concrete	20.61%	2520.3	3158.2	2839.3	3107.6	3701.7	3404.7
Weighted Average Factor				2992.2			3732.1
Indicated Change							24.7%
Current Limit							4,424,000
Indicated Limit of Liability							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	1,773,000	2,122,000	349,000
Manufactured Home	96,600	115,800	19,200
Contents	374,000	443,000	69,000
Non-Dwelling	4,424,000	5,518,000	1,094,000

	Risks at Statutory Limits	<u>Exposure</u> Current	Proposed	Increase
Dwelling	152	269,496,000	322,544,000	53,048,000
Manufactured Home	22	2,125,200	2,547,600	422,400
Contents	70	26,180,000	31,010,000	4,830,000
Non-Dwelling	328	1,451,072,000	1,809,904,000	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%