



Mississippi  
Residential Property  
Insurance Underwriting  
Association

## **Basic Rating Rules and Rates**

For Use In Insuring One or Two Family Dwellings

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# MISSISSIPPI RESIDENTIAL PROPERTY INSURANCE UNDERWRITING ASSOCIATION (MRPIUA)

## BASIC RATING RULES & RATES For Use In Insuring One or Two Family Dwellings

(Note: The general rules and procedures of the Mississippi State Rating Bureau shall apply unless in direct conflict with:

- (1) The MRPIUA Plan of Operation or Manual of Rules and Procedures, or
- (2) The MRPIUA Basic Rating Rules and Rates.)

### 1) PROPERTY APPLICABLE

These rules, rates and premiums shall apply to one or two family private dwellings, including "farm" dwellings, and to private auxiliary outbuildings in connection with such private dwellings, when insured in the MRPIUA.

### 2) DEDUCTIBLE CLAUSE

The Loss Deductible Clause provides a mandatory \$500 deductible on an occurrence basis for perils insured against.

### 3) CLASSIFICATION OF BUILDINGS

- a) Masonry: A dwelling with walls of masonry or masonry veneered construction.
- b) Frame: A dwelling with walls of frame, or metal-sheathed or stuccoed frame construction, or with walls of metal, or metal lath and plaster on combustible supports. Note: A dwelling shall be classified as Frame Construction when the wall area of frame construction (including gables) exceeds 33 1/3% of the total wall area.
- c) Approved Roof Defined - The term "Approved Roof" includes roofs of metal, slate, tile, asbestos, composition shingles, composition roofing materials and wood shingles listed by Underwriters Laboratories, Inc., as Class C Prepared Roof Covering Material.
- d) Unapproved Roof Defined - The term "Unapproved Roof" includes roofs of wooden shingles, (not listed by Underwriters Laboratories Inc. as Class C), Boards (Masonite or other vegetable fiber board) and tarpaper. When the roof of a building is surfaced with both approved and unapproved materials, the entire roof shall be classed as unapproved.

### 4) MISCELLANEOUS OCCUPANCY CHARGES

- a) Small mercantile (not over 300 sq. ft.) located in dwelling, or in private outbuilding, operated by dwelling occupant in building designed and used, primarily, for dwelling purposes, add .41 to both building and contents premiums for each \$100 of insurance.

Note - If value of merchandise exceeds \$5,000 the property ceases classification as a dwelling and is not eligible for insurance coverage in the MRPIUA.

- b) Small Beauty Parlor or Barber Shop (not over 300 sq. ft.) operated by the dwelling occupant in a building built and used primarily for dwelling purposes, add .41 to both building- and contents premiums for each \$100 of insurance.
- c) No additional charge to be made for personal office of dwelling occupant, for small telephone exchange or for private schools or studios, such as music or photography.
- d) Small office (other than personal office of dwelling occupant) in connection with dwelling should rate as Item a.
- e) Occupancies other than listed above makes the property ineligible for insurance coverage in the MRPIUA.
- f) Private Outbuildings on dwelling premises, irrespective of construction, to take same rating classification as main dwelling.

### 5) CLASS 10 PREMIUM CREDIT FOR CERTIFIED FIRE DEPARTMENT

- a) A credit of 5% shall be allowed on 10th Class dwellings located within 5 road miles travel distance from a responding fire department fire station located in a 3rd through 9th Class municipality or fire district. (Such fire department located in a 3rd through 9th Class municipality or fire district is designated as a certified fire department for the purposes of this premium credit). The name of the municipality providing the fire department response, together with the road mile travel distance from the responding fire station to the dwelling, shall be included in the MRPIUA Application.
- b) A credit of 5% shall be allowed on 10th Class dwellings located within 5 road miles travel distance from a fire station of a responding fire department located outside the limits of a 3rd through 9th Class municipality or fire district provided the fire department is certified and listed by the MSRB. The name and location (including county name) of the Certified Fire Department, together with the road mile travel distance from the responding fire station to the dwelling, shall be included in the MRPIUA Application.

### 6) SUBURBAN CLASSIFICATION

- a) When all of the following distance requirements are applicable, dwellings located outside and adjacent to the corporate limits of a Municipality or Legal Fire District grading 3rd, 4th or 5th class shall be rated as under 9th class protection as provided in the Ninth Class Rate Table:
  - i) The Dwelling must be within 1 mile of the corporate limits;
  - ii) The Dwelling must be within 1,000 feet of a standard public fire hydrant;
  - iii) The Dwelling must be within 5 miles of a responding Fire Department Fire Station located in the Municipality or Legal Fire District.

- b) When all of the following distance requirements are applicable, dwellings located outside and adjacent to the corporate limits of a Municipality or legal Fire District grading 6th, 7th or 8th class shall be rated as under 9th class protection as provided in the Ninth Class Rate Table:
    - i) The Dwelling must be within 1/2 mile of the corporate limits;
    - ii) The Dwelling must be within 500 feet of a standard public fire hydrant;
    - iii) The Dwelling must be within 5 miles of a responding Fire Department Fire Station located in the Municipality or legal Fire District.
  - c) Distances from the corporate limits, standard public fire hydrant and fire station to dwellings shall be measured along the most direct and normally traveled automobile route, with no measurement to be made on an "air-line" or across lots or fields.
  - d) See "Book of Schedules for Mississippi-General Rules" for definition of a standard public fire hydrant.
  - e) The Application description should describe the dwelling as being outside of a named Municipality or legal Fire District but within the Suburban Classification and the distances required for a 9th Class rating as specified in Rule 6.c. shall be included in the MRPIUA Application.
- 7) **INSTRUCTIONS FOR USE OF THE FOLLOWING FIRE/LIGHTNING RATE TABLES (Table 7A)**
- a) Rates Applicable to Approved Roof Dwellings.
  - b) Unapproved Roof - Add \$7.00 to both building and contents premium. See Rule 3 for definitions.
  - c) Protection Classes to be used are those developed by the Mississippi State Rating Bureau. For a complete listing of Mississippi Public Protection Classifications, contact the Mississippi State Rating Bureau at (601) 981-2915.
  - d) For definitions of "Masonry" or "Frame" see Rule 3.
  - e) For definitions of "Owner" or "Tenant" see Rule 7.i) – l).
  - f) If private auxiliary outbuildings are insured in the same policy with the dwelling the same "Fire Rate" per \$100 shall be added to the dwelling premium. If private outbuildings are insured in a separate policy, the premium shall be as indicated in the steps below for determining Dwelling Fire Premium using the classification of the principal building.
  - g) Premiums for Endorsements changing amount of insurance under an existing policy shall be determined by applying the proper "Fire Rate" factor for each \$100 to the amount of the increase or decrease.
  - h) Dwelling Form DP 00 01 MRPIUA 07 03 is applicable.
  - i) If owner AND tenant occupy dwelling, "owner" rates apply.
 

Note: The MRPIUA must be advised in writing for "owner" rates to apply under the following instructions j) through l) (1):
  - j) All dwellings not occupied in whole or in part by the owner shall be classed as tenant occupancy. Occupancy by children or parents of the owner, or by a caretaker or domestic servant for the owner, does not subject the risk to a tenant rate unless such occupant pays rent and the owner does not also occupy the dwelling.
  - k) If parsonage or manse of church occupied by pastor in charge without rent, class as owner occupancy.
  - l) If school owned dwelling occupied by principal or teachers without rent, class as owner occupancy.
    - (1) If corporation owned dwelling not leased or rented, class as owner occupancy.
  - m) To determine the Dwelling Fire premium for the "BUILDING":
    - i) Multiply the appropriate "Fire Rate" from Table 7A per each \$100 of Building insurance.
    - ii) Add the "Premium Charge"
    - iii) Apply the "Class 10 Premium Credit for Certified Fire Department" if applicable. See Rule 5 (a-b).
    - iv) Round to the nearest whole dollar amount.  
This is the Dwelling Fire premium for the "BUILDING".
  - n) To determine the premium for "CONTENTS" when included with Building insurance in the same policy:
    - i) Multiply the appropriate "Fire Rate" from Table 7A per each \$100 of Contents insurance.
    - ii) Apply the "Class 10 Premium Credit for Certified Fire Department" if applicable. See Rule 5 (a-b).
    - iii) Round to the nearest whole dollar amount.
    - iv) Add this amount to the Building Premium from above. This is the **Total Fire Premium** for Building and Contents.
  - o) To Determine the premium for "CONTENTS ONLY" in separate policy:
    - i) Multiply the appropriate "Fire Rate" from Table 7A per each \$100 of Building or Contents Only insurance.
    - ii) Add the "Premium Charge"
    - iii) Apply the "Class 10 Premium Credit for Certified Fire Department" if applicable. See Rule 5 (a-b).
    - iv) Round to the nearest whole dollar amount. This is the premium to be used for "CONTENTS ONLY"

**MRPIUA Dwelling –(1 or 2 Family) Fire/Lightning Rate Table**

<b>Class</b>	<b>Construction</b>	<b>Occupant</b>	<b>Fire Rate (Building &amp; Contents)</b>	<b>Premium Charge</b>
<b>3</b>	Masonry	Owner	.433	9.35
		Tenant	.533	11.15
	Frame	Owner	.486	9.35
		Tenant	.574	11.15
<b>4</b>	Masonry	Owner	.473	11.38
		Tenant	.569	13.55
	Frame	Owner	.534	11.38
		Tenant	.646	13.55
<b>5</b>	Masonry	Owner	.474	11.53
		Tenant	.570	13.76
	Frame	Owner	.535	11.53
		Tenant	.648	13.76
<b>6</b>	Masonry	Owner	.564	13.93
		Tenant	.686	16.59
	Frame	Owner	.658	13.93
		Tenant	.800	16.59
<b>7</b>	Masonry	Owner	.568	14.30
		Tenant	.716	17.03
	Frame	Owner	.695	14.30
		Tenant	.828	17.03
<b>8</b>	Masonry	Owner	.620	15.86
		Tenant	.751	18.87
	Frame	Owner	.793	15.86
		Tenant	.945	18.87
<b>9</b>	Masonry	Owner	.808	16.84
		Tenant	.989	20.07
	Frame	Owner	1.092	16.84
		Tenant	1.312	20.07
<b>10</b>	Masonry	Owner	1.226	27.41
		Tenant	1.496	32.62
	Frame	Owner	1.749	27.41
		Tenant	2.092	32.62

**Table 7A**

**8) EXTENDED COVERAGE (E.C.)**

- a) Extended Coverage Perils.  
The Extended Coverage Endorsement, insuring against the perils of Windstorm, Hail, Explosion, Riot, Riot Attending a Strike, Civil Commotion, Aircraft, Vehicle, Smoke, except as therein provided, may be attached to Fire Policies pertaining to all classes of property **except for property located in the three (3) lower coastal counties of Mississippi (Hancock, Harrison, and Jackson counties).**
- b) For property located in the three (3) lower counties of Mississippi (Hancock, Harrison, and Jackson counties), Windstorm & Hail perils (Peril 2 of the DP 00 01 MRPIUA 07 03 Form) are **excluded** from Extended Coverage written through the MRPIUA. All other Extended Coverage perils are covered. Windstorm and Hail Coverage in these counties may be obtained through the Mississippi Windstorm Underwriting Association.
- c) Extended Coverage Territories Defined. (Table 8A)

Extended Coverage Territory	Counties
Seacoast (Windstorm & Hail <b>Excluded</b> )	Hancock, Harrison, & Jackson
Seacoast (Windstorm & Hail <b>Included</b> )	George, Pearl River, & Stone
Middle	Amite, Forrest, Greene, Lamar, Marion, Perry, Pike, Walthall, & Wilkinson
Inland	All Other Counties not specifically named above

**Table 8A**

- d) If exterior walls of clay tile or concrete block (not faced with brick), add .18 for each \$100 of insurance to premiums so marked.
- e) To determine the Dwelling Extended Coverage Premium for "Building":
  - i) Multiply the appropriate "E.C. Rate" from Table 8B per each \$100 of Building insurance.
  - ii) Round to the nearest whole dollar amount. This is the Dwelling Extended Coverage Premium for the Building.
- f) To determine the Dwelling Extended Coverage Premium for "Contents":
  - i) Multiply the appropriate "E.C. Rate" Table 8B per each \$100 of Contents insurance.
  - ii) Round to the nearest whole dollar amount. This is the Dwelling Extended Coverage Premium for the Contents.
- g) Annual Extended Coverage Rate Table: DWELLINGS – (1 or 2 families) and Private Outbuildings in Connection therewith. (Table 8B)

Construction	E.C. Zones			
	Inland	Middle	Seacoast (George, Pearl River, & Stone Counties)	Seacoast (Hancock, Harrison, & Jackson Counties)
<b>Wind Resistive</b>	.096	.106	.281	.029
<b>Semi-Wind Resistive</b>	.188	.206	.463	.046
<b>All Other</b>	.500	.556	1.011	.101

**Table 8B**

**9) TRAILER or MOBILE HOME RISKS**

- a) Trailer or Mobile Home Risks located in the three (3) lower coastal counties of Mississippi (Hancock, Harrison, and Jackson counties) are **NOT** eligible for Windstorm and Hail perils (Peril 2 of the DP 00 01 MRPIUA 07 03 Form) under Extended Coverage. Windstorm and Hail Coverage for these counties can be obtained through the Mississippi Windstorm Underwriting Association.
- b) This schedule shall apply to Trailer or Mobile Home Risks and their contents when insured at a specific location.
- c) To determine the Trailer or Mobile Home Fire Premium for Building and/or Contents:
  - i) Multiply the appropriate "Fire Rate" from Table 9A per each \$100 of insurance.
  - ii) Round to the nearest whole dollar amount. This is the Trailer or Mobile Home premium.
- d) Fire Rates (Net) not subject to Class Rate Adjustment: (Table 9A)

Class	3	4	5	6	7	8	9	10
<b>Fire Rate (Building &amp; Contents)</b>	.946	.958	.967	1.121	1.173	1.287	1.296	2.264

**Table 9A**

- e) To determine the Trailer or Mobile Home Extended Coverage (E.C.) Premium for Building and/or Contents:
  - i) Multiply the appropriate E.C. Rate from Table 9B per each \$100 of insurance.
  - ii) Round to the nearest whole dollar amount. This is the Trailer or Mobile Home Extended Coverage Premium.
- f) Extended Coverage Rates: See Table 8A for definitions of Extended Coverage (E.C.) Zones. (Table 9B)

<b>E.C. Zone</b>	<b>Inland</b>	<b>Middle</b>	<b>Seacoast</b> (George, Pearl River, & Stone Counties)	<b>Seacoast</b> (Hancock, Harrison, & Jackson Counties)
<b>E.C. Rate</b> (Building & Contents)	1.183	1.320	2.757	.276

**Table 9B**

- g) The Application description must clearly show the risk to be a Trailer or Mobile Home.
- h) For Trailer or Mobile Home risks to be eligible for Extended Coverage in the MRPIUA such risks shall be anchored and secured in substantial compliance with the state or local Building Code, including the design-wind requirements therein, and so certified by a local building inspector, contractor, engineer or architect. Compliance with the following provisions would meet the code requirements, other than elevation, for attachment of trailer or mobile home risks to foundation.
  - i) Piers
    - (a) Pier foundations shall be installed directly under the main frame (or chassis) of the mobile home. The piers shall not be further apart than ten (10) feet on centers, and the said main frame (or chassis), front or back, shall not extend further than five (5) feet beyond the center line of the end piers.
    - (b) All grass and organic materials shall be removed and the pier foundation placed on stable soil. The pier foundation shall be placed on level rock, gravel or inserted at least 4" into sand or loam soil. The pier foundation shall be a regular 8"x8"x16" concrete block, placed on its side with open cores horizontal, the 16" dimension shall be at right angles to and centered upon the main frame members of the mobile home.
    - (c) Piers shall be constructed of regular 8"x8"x16" concrete block, with open cells vertical, placed above the pier foundation block. A 2"x8"x16" treated wood plate shall be placed on the top of the pier with shim shingles fitted and driven tightly ~ between the wood plate and the main frame where necessary in order to provide uniform bearing.
  - ii) Tie-Downs
    - (a) Each mobile home shall be provided with a minimum of four (4) anchors and tie-downs as hereinafter provided: ties shall be attached to the main framing members in a manner that will not release under the vibratory loading. Ties shall be made snug by use of 1/2" dropped-forged steel turnbuckles with welded eyes connected to ground anchors with 3/8" wire rope. Ties and anchors shall be placed adjacent to the front and rear piers and spaced no more than twenty (20) feet apart on each side of the unit.
    - (b) Ties passing over mobile homes may be used in addition to, but not in lieu of, the ties to the main frame. Such ties should not come in contact with the coach body except at points that have been reinforced or otherwise properly protected so that this additional load will not damage the coach body.
  - iii) Ground Anchors
    - (a) An approved ground anchor shall be one of the following: A steel screw auger with minimum of 5/8" diameter rod with welded eye on one end and a minimum auger diameter of six (6) inches on the other end. The auger shall penetrate at least 3 1/2 feet below the ground surface. .
    - (b) A steel 5/8" welded eyebolt with a 6" hook, or a steel U-shaped 5/8" rod with two 3" hooks, cast into a reinforced 4" concrete slab not less than 75 square feet in area. .
    - (c) A steel 5/8" welded eyebolt, or a steel U-shaped 5/8" rod, cast 6" into poured-in-place concrete deadman at least 6" in diameter and 2 feet deep.
- i) All other MRPIUA rules and procedures for insuring 1 or 2 family dwellings shall apply to Trailer or Mobile Homes.