

No. 2026-10174

**Official Order
of the
Texas Commissioner of Insurance**

Date: 10/02/2026

Subject Considered:

Property Owners' Association Insurance Rate Filing for the Texas Fair Access to Insurance Requirements Plan Association

Petition and Filing Numbers:

Property Owners' Association S740074

Petition No. P-0926-01

General Remarks and Official Action Taken:

The subject of this order is the approval of proposed rate filing S740074, as filed by the Texas Fair Access to Insurance Requirements Plan Association (FAIR Plan).

Background

Insurance Code § 2211.056 requires FAIR Plan to file with the commissioner of insurance proposed rates to be used in connection with the issuance of insurance policies or endorsements. Under this statute, the commissioner is required to approve or disapprove, in whole or in part, the proposed rates within 60 days of filing, with an additional 30-day extension upon written notice by the Texas Department of Insurance (TDI) to FAIR Plan. This order addresses the proposed changes in the property owners' association (POA) insurance rates that FAIR Plan filed with TDI on August 18, 2026.

FAIR Plan's proposed effective date is upon approval.

The following findings of fact and conclusions of law are adopted.

Findings of Fact

1. FAIR Plan was established under Insurance Code § 2211.051 to deliver residential property insurance in underserved areas in Texas and provide POA insurance in underserved areas within an area designated by the commissioner by rule. It serves

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as the nonprofit association that performs the functions that Insurance Code § 2211.054 requires, under the plan of operation adopted under that section.

2. On August 18, 2026, FAIR Plan submitted POA rates to TDI. TDI assigned filing number S740074 to this submission.
3. FAIR Plan adopted the most recent commercial property and general liability loss costs and rating factors filed by the Insurance Services Office, Inc., an advisory organization. FAIR Plan also updated its expense modifiers to account for its updated expenses.
4. FAIR Plan has not yet written any business in its Property Owners' Association Insurance program. Therefore, the impact of this filing is \$0.
5. TDI actuarial staff determined that there is a sound actuarial basis for the proposed rates.
6. TDI actuarial staff determined that the proposed rates are consistent with Insurance Code § 2211.056.

Conclusions of Law

1. The commissioner has jurisdiction over this matter under Insurance Code Chapter 2211, including §§ 2211.051, 2211.1515, and 2211.056.
2. Insurance Code § 2211.056(b) requires FAIR Plan to set rates in an amount sufficient to (1) carry all claims to maturity, and (2) meet the expenses incurred in the writing and servicing of the business.
3. The proposed rates addressed in Findings of Fact Nos. 2 and 3 are consistent with Insurance Code § 2211.056(b).

Order

It is ordered that the rates proposed in filing S740074 are approved.

Signed by:

Amanda Crawford

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Amanda Crawford

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Recommended and reviewed by:

Signed by:

Mark Worman

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Mark Worman, Deputy Commissioner
Property and Casualty Division

Signed by:

Jessica Barta

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Jessica Barta, General Counsel
General Counsel Division