



Brevard County

Property Renewal

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Insurance | Risk Management | Consulting

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Property

The property insurance market remains stable. However, there are still affordability and availability challenges in high-risk areas prone to natural disasters. On a positive note, more insurers are using technology like predictive analytics and artificial intelligence to better assess and manage risks, and this is expected to improve market resilience while supporting price stability.

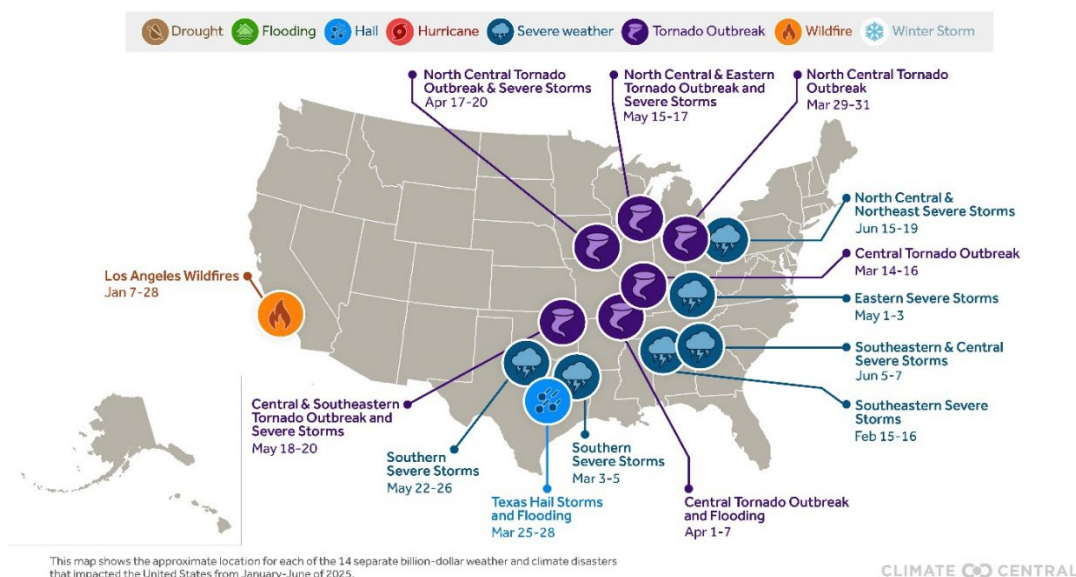
- After posting strong results in 2023, incumbent insurance carriers are pursuing growth and offering additional capacity for catastrophe business. Some new capacity has also entered the market, introducing fresh competition.
- In 2025, US SCS accounted for 61% (or \$37 billion) of total economic losses globally (at \$61 billion) from natural catastrophes. According to Gallagher Re, this loss already puts 2023/2024 as the costliest back-to-back period for US insurers for the peril on record. Carriers continue assessing their appetite for “secondary” perils, particularly SCS and wildfire.

Region	Rate Changes	Comments
Northeast	-15% to Flat	More market appetite than in previous years
Southeast	-23% to -5%	Coverage is readily available; plenty of capacity
South Central	-20% to Flat	Excess capacity; shared and layered programs seeing largest reductions
Great Lakes	-10% to Flat	Several available markets
Midwest	Flat	Adequate market options
Southwest	See Comments	-5% to -10% (K-12); -20% (Public Entity); Flat to -10% (Pools)
Northwest	See Comments	-5% to -10% (K-12); -20% (Public Entity); Flat to -10% (Pools)

Recommendations

- Perform risk assessments to identify and evaluate potential exposures and property-related hazards.
- Develop and implement proactive risk mitigation measures, such as installing fire alarms, smoke detectors, and sprinkler systems, improving building security, and ensuring compliance with building codes and safety standards.
- Maintain accurate and up-to-date property valuations and ensure all property assets are properly documented.

U.S. 2025 Billion-Dollar Weather & Climate Disasters



Brevard County



Insurance Premiums

PLEASE SEE BREVARD COUNTY 6-1 PREM COMPARISON EXCEL FOR DETAIL COMPARISON

Non-Utility Property	24-25	25-26	26-27	Change
Limit	\$50,000,000	\$50,000,000	\$50,000,000	0%
Wind Limit	\$20,000,000	\$20,000,000	\$20,000,000	0%
TIV	\$666,360,403	\$703,560,403	\$806,472,508	15%
Rate	\$0.520	\$0.411	\$0.347	-15%
Premium	\$3,464,320	\$2,890,536	\$2,800,536	-3%

Utility Property	Starr 24-25	Starr 25-26	Starr 26-27	Change
Limit	\$100,000,000	\$100,000,000	\$100,000,000	0%
Wind Limit	\$15,000,000	\$15,000,000	\$15,000,000	0%
TIV	\$206,247,358	\$208,862,601	\$220,492,789	6%
Rate	\$0.293	\$0.278	\$0.264	-5%
Premium	\$603,626	\$581,001	\$581,001	0%

Inland Marine	XL 24-25	XL 25-26	XL 26-267	Change
Limit	\$10,000,000	\$10,000,000	\$10,000,000	0%
TIV	\$41,297,510	\$53,533,768	\$53,533,768	0%
Rate	\$0.213	\$0.200	\$0.215	8%
Premium	\$87,797	\$106,961	\$115,000	8%

Boiler & Machinery	CNA 24-25	Travelers 25-26	Travelers 25-27	Change
Limit	\$125,000,000	\$250,000,000	\$250,000,000	0%
TIV	\$667,360,403	\$703,585,403	\$806,472,508	15%
Rate	\$0.00264	\$0.00275	\$0.00298	8%
Premium	\$17,637	\$19,331	\$24,000	24%

Watercraft	Great American 24-25	Great American 25-26	Great American 26-27	Change
TIV	\$649,196	\$812,836	\$812,836	0%
Rate	\$2.619	\$2.505	\$2.348	-6%
Premium	\$17,002	\$20,362	\$19,082	-6%

NFIP Flood	Wright 24-25	Wright 25-26	Wright 26-27	Change
Premium	\$30,728	\$36,259	\$42,786	18%

Total	2024-2025	2025-2026	2026-2027	Change
Premium	\$4,221,110	\$3,654,450	\$3,582,405	-2%



Program Structure

Last Year Program

\$50M	Landmark 100% \$30M vs \$20M \$108,000 \$30M							
	National Fire 25% Primary \$20M \$700,000 \$5M	Llyods 20% Primary \$20M \$560,000 \$4M	Starstone 10% Primary \$20M \$280,000 \$2M	Everest 7.5% Primary \$20M \$202,500 \$1.5M	Ironshore 10% Primary \$20M \$280,000 \$2M	Endurance 12.5% Primary \$20M \$350,000 \$2.5M	Westchester 10% Primary \$20M \$270,000 \$2M	Swiss Re 5% Primary \$20M \$140,000 \$1M
\$20M								

Project 2026 Program

\$50M	Landmark 100% \$30M vs \$20M \$100,000 \$30M							
	National Fire 25% Primary \$20M \$688,000 \$5M	Llyods 20% Primary \$20M \$550,000 \$4M	Starstone 10% Primary \$20M \$270,000 \$2M	Everest 7.5% Primary \$20M \$192,500 \$1.5M	Ironshore 10% Primary \$20M \$270,000 \$2M	Endurance 12.5% Primary \$20M \$340,000 \$2.5M	Westchester 10% Primary \$20M \$260,000 \$2M	Swiss Re 5% Primary \$20M \$130,000 \$1M
\$20M								
\$10M								
SIR								



Coverage Sublimit

- Projected Additional Premium to Increase Wind from \$20M to \$30M is \$1,000,000
- Projected Additional Premium to Increase Wind from \$20M to \$50M is \$1,750,000

Coverage	Renewal Program	Renewal Program
Deductibles		
<i>All Perils</i>	\$100,000	\$100,000
<i>Named Windstorm</i>	5% Named Storm \$500K Min	5% Named Storm \$500K Min
Program Limits		
Flood	\$20,000,000	\$20,000,000
Accounts Receivable	\$2,500,000	\$2,500,000
Building Ordinance or Law	\$15,000,000	\$15,000,000
Business Interruption	\$10,000,000	\$10,000,000
Civil or Military Authority	\$250,000	\$250,000
Course of Construction	\$10,000,000	\$10,000,000
Decontamination and Clean up Expense	\$1,000,000	\$1,000,000
Debris Removal	\$15,000,000/ 25%	\$15,000,000/ 25%
Errors or Omissions	\$10,000,000	\$10,000,000
Expediting Expense	\$1,000,000	\$1,000,000
Extra Expense	\$1,000,000	\$1,000,000
Fine Arts	\$500,000 or \$25K Per Item	\$500,000 or \$25K Per Item
Fungus, Mold, Wet or Dry Rot (Direct Physical Loss)	\$500,000	\$500,000
Ingress/Egress	\$2,500,000/30 days	\$2,500,000/30 days
Land Improvements	\$1,000,000	\$1,000,000
Loss Adjustment Expenses	\$1,000,000	\$1,000,000
Miscellaneous Unnamed Locations	\$5,000,000	\$5,000,000
Newly Acquired Property	\$10,000,000/ 180 Days	\$10,000,000/ 180 Days
Off Site Storage	\$100,000	\$100,000
Personal Property	\$250,000	\$250,000
Service Interruption	\$500,000	\$500,000
Soft Cost	\$1,000,000/ 24 Hour	\$1,000,000/ 24 Hour
Transit	\$1,000,000	\$1,000,000
Valuable Papers and Records	\$2,500,000	\$2,500,000
Period of Indemnity	365	365

Flood Zone	Flood Risk Description	Annual Flood Risk
Zone A	High risk. 100-year floodplain, no BFE determined.	1% chance
A1-A30	High risk. 100-year floodplain, BFE determined.	1% chance
AE	High risk. 100-year floodplain, BFE determined.	1% chance
AH	High risk. Areas of shallow flooding (ponding).	1% chance
AO	High risk. Areas of shallow flooding (sheet flow).	1% chance
AR	High risk. Flood protection under restoration.	1% chance
A99	High risk. Flood protection system under construction.	1% chance
Zone V	High risk. Coastal flood hazard with storm waves.	1% chance
V1-V30	High risk. Coastal flood hazard with storm waves.	1% chance
VE	High risk. Coastal flood hazard with storm waves and BFE determined.	1% chance
Zone B	Moderate risk. 500-year floodplain.	0.2% chance
Zone X (shaded)	Moderate risk. 500-year floodplain.	0.2% chance
Zone C	Minimal risk. Outside the 500-year floodplain.	Less than 0.2%
Zone X (unshaded)	Minimal risk. Outside the 500-year floodplain.	Less than 0.2%
Zone D	Undetermined risk due to insufficient analysis.	Unknown

Flood Zones	Building and Structures 1825 Total Locations \$806M	Total Assets List
A	36	264
AE	203	730
AH	2	70
AO	0	3
VE	14	26
X	1178	22434
X500	167	2396
Blank	427	1763

- Zone A:** Areas with a 1% annual chance of flooding (100-year floodplain). No base flood elevation (BFE) determined. There are different subcategories within Zone A:
 - AE:** Areas with determined BFEs.
 - AH:** Flooding areas with shallow water depths (ponding) ranging from 1 to 3 feet.
 - AO:** Areas with shallow flooding (sheet flow) with average depths between 1 and 3 feet.
- Zone V:** Coastal areas with a 1% or greater annual chance of flooding, with additional hazards from storm waves. There are also subcategories:
 - VE:** Coastal areas with determined BFEs and additional storm-related wave hazards.
- Zone B and Zone X (shaded):** Areas with a moderate risk of flooding. These areas have a 0.2% annual chance of flooding (500-year floodplain).
- Zone C and Zone X (unshaded):** Areas with minimal risk of flooding outside the 500-year floodplain.
- Zone D:** Areas with possible but undetermined flood risks due to insufficient analysis.
- Zone X:** A zone designation used to replace Zones B and C on newer flood maps, distinguishing between shaded and unshaded areas.

Your Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

Name/Title	Phone	Email	Role
Primary Service Team			
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Caitlin Strong	407 563 3521 Work	Caitlin_Strong@ajg.com	Client Service Manager
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Michael Gillon	407.563.3550 Work	Michael_Gillon@ajg.com	Executive Leadership

Thank You for Your Business

We have enjoyed our partnership and appreciate the continued time, support and confidence you have placed in us as your risk management team. This past year has been successful as evidenced by your scorecard. Your total cost of risk is being impacted favorably and our strategy for this upcoming renewal continues to focus on ways to improve this positive impact on your profitability. Thank you.