



Nevada Division of Insurance **Consumer's Guide to Home Insurance**

Nevada Division of Insurance
1818 E. College Pkwy., Suite 103
(775) 687-0700 insinfo@doi.nv.gov
doi.nv.gov



2026 edition

Contents

Nevada Division of Insurance
**Consumer's Guide to
Home
Insurance**

Nevada Division of Insurance
1818 E. College Pkwy., Suite 103
(775) 687-0700 insinfo@doi.nv.gov
doi.nv.gov



2026^o

Contents

(03)
Contact Information

(09)
Explanation of
Various Home
Policy Forms

(04)
What is
Home Insurance?

(10)
How Insurers
Determine Your
Policy

(05)
Why Buy
Home Insurance

(11)
Insurance for Other
Types of Residences

(06)
For Your Protection

(12)
Homeowners
Peril Chart

(07)
Common Terms
Related to Home &
Property Insurance

Contact Information

As the state agency responsible for regulating Nevada's insurance marketplace, the Nevada Division of Insurance serves as a resource for consumers. We provide unbiased information and assistance to help you understand your insurance coverage. If you have questions about your policy, please contact us.

If you have a complaint against an insurer, it is always best to contact your insurer first to attempt to settle the matter. Most insurers have policyholder service officers to handle such questions. If you still are not satisfied, contact the Nevada Division of Insurance, where a Consumer Services representative will help you with your problem. Although they cannot represent you legally against any insurer or adjuster, our Consumer Services representatives can appropriately investigate potential violations of insurance law or regulations based upon your complaint.

Northern Nevada

State of Nevada
Department of Business & Industry
Division of Insurance
1818 E. College Parkway Suite 103
Carson City, NV 89706-7986
(775) 687-0700

Southern Nevada

State of Nevada
Department of Business & Industry
Division of Insurance
3300 W. Sahara Ave., Suite 275
Las Vegas, NV 89102-3203
(702) 486-4009

Toll Free in Nevada: (888) 872-3234

E-mail: csc@doi.nv.gov

Nevada Division of Insurance on the Web

<https://doi.nv.gov>

What is Home Insurance?

Homeowners' insurance policies combine various types of protection, like property damage, contents coverage, liability, medical payments, and temporary living expenses, to cover losses that might occur to a privately owned residence, or because of the ownership of a residence or real property.

A homeowners' policy is generally a term contract - in effect only for a fixed period. You pay a premium to the insurer each term and the contract specifies coverage dates. Most insurers will set the premium amount after evaluating certain risk factors, such as proximity to a fire house, burglar alarms, proximity to flood zones or earthquake faults and age of home, which allow them to determine whether it is more or less likely that the home will be damaged or destroyed. The premium amount will also take into consideration the cost to replace or rebuild the house in the event of a total loss.

Homeowners' policies are not required by Nevada law, mortgage lenders can require that the

homeowner purchase homeowners' insurance as a condition of the loan, to protect the bank if the home were to be destroyed.

Homeowners' policies do not cover every risk to a house. Standard excluded loss types such as flood, earthquake, and war require special insurance policies or special endorsements to the homeowner's policy.

“ “ Homeowner's policies are not required by Nevada law, mortgage lenders can require that the homeowner purchase homeowners' insurance as a condition of the loan...

Why Buy Home Insurance?

To protect your assets

Home insurance covers the structure of your home and your personal property, as well as your personal legal responsibility (or liability) for injuries to others or their property while on your property.

payment. Compared to a policy you would buy on your own, the premium might be much higher, and the coverage will be limited to damage to the structure of your home. The lender can require you to pay this higher premium until you obtain your own home insurance again.

To guarantee your mortgage lender

Most mortgage lenders require you to have insurance if you have a mortgage and to list them as the mortgagee on the policy. If you let your insurance lapse, your mortgage lender will likely have your home insured at cost to the lender and add the cost of insurance to your mortgage

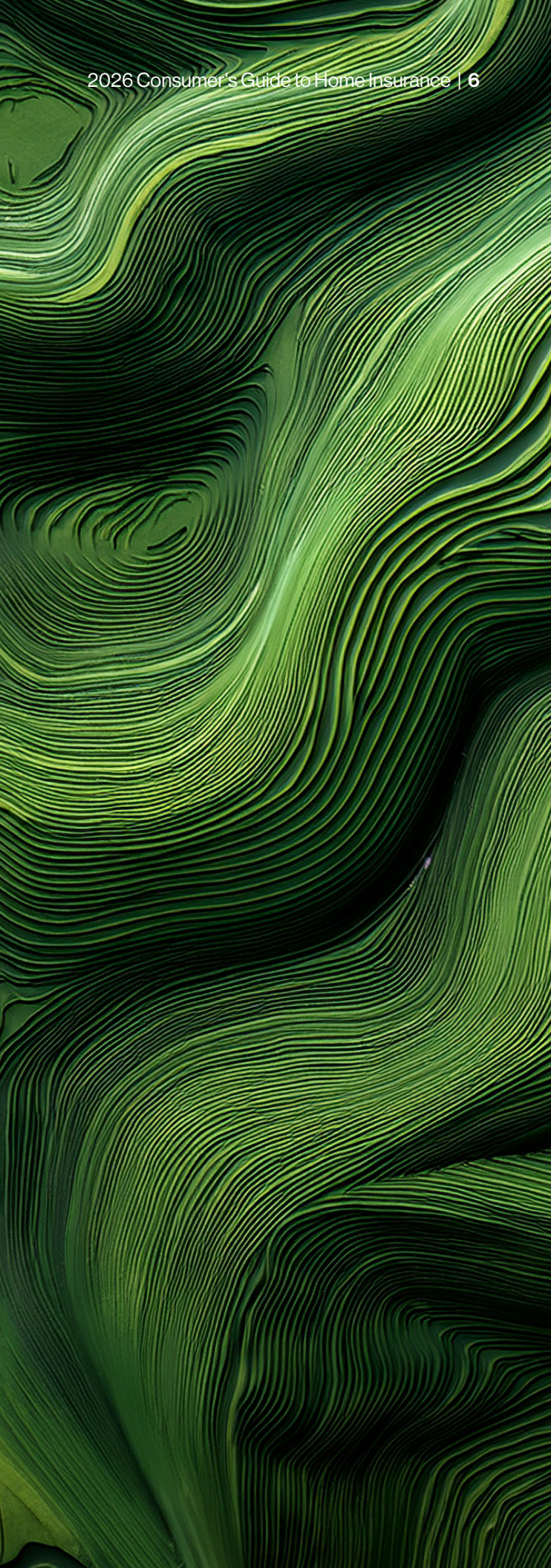
Whether you rent or own your home, there are different packages of home insurance to pick from that protect your home and belongings. Each package protects against a specified number of perils.

For Your Protection

Once you have selected the insurance coverages you need and an insurance agent or company, there are steps you can take to make certain you get your money's worth.

The Nevada Division of Insurance (Division) is working to provide information to Nevada consumers on the availability of home insurance. We have created a look up tool that will provide a listing of admitted insurance companies that are currently accepting applications for personal home insurance coverage. This tool allows consumers to look up coverage options by a particular zip code. Insurance Companies <https://di.nv.gov/nv/r/doi/insurance-rates/p-c-rate-filings>

It is illegal for unlicensed insurers to sell insurance in Nevada. If you do business with an unlicensed insurance agent or company, you have no guarantee that the coverage you pay for will ever be honored.



Common Terms Related to Home & Property Insurance

Form- A type of home insurance policy.

A **peril** is an insurance term. It is an unexpected event that causes damage or loss to your home or belongings, such as fire, lightning, wind, theft, and vandalism. Some policies cover all perils except those specifically excluded.

Dwelling- Pays for damage to your house and to the structures attached to your house. This includes damage to fixtures, such as plumbing, electrical wiring, heating and permanently installed air-conditioning systems.

Other Structures- Pays for damage to fences, toll or storage sheds, freestanding garages, guest cottages and other structures not attached to your house.

Personal Property- Reimburses to you the value of your possessions including: Furniture; Electronics; Appliances; and Clothing

Personal property is covered when the item is damaged, lost, offsite at a storage facility, or with your adolescent in college.

Forms of personal property could include: Silverware; Computers; Guns, Jewelry; Antiques, and Money

Personal property may have limited coverage under homeowners' insurance policy and may need additional coverage.

Loss of Use- Pays some of your additional living expenses while your home is being repaired because of damage by an insured event. Typical expenses may include hotel stay, rental home, restaurant meals and storage.

Personal Liability- Pays for legal defense if sued and financial loss if you are found legally responsible for injuries or damages to someone else. Coverage would apply to you and all family members who live with you.

Medical Payments- Pays medical expenses for people accidentally injured on your property or away from your premises caused by a member of your family, or your pet(s) regardless of who is at fault. This coverage does not apply to your injuries, your families' injuries, or dealings involving your at-home business.

Replacement Cost- The amount it would take to replace/rebuild your home, or repair damages with materials of similar kind and quality without deducting for depreciation.

Depreciation- The decrease in home or property value since the time it was built or purchased because of age or wear-&-tear.

Actual Cash Value- The amount it would take to repair/replace damage to your home after depreciation. For example, if your roof had a 30-year warranty; however, the roof is 28 years old, there will be depreciation for the age and condition of the roof.

Market Value- Includes the price of your land and depends upon the real estates market value.

Non-renewal- The company refuses to renew your policy after it expires. Insurance companies generally have the right to not renew your policy. If your company chooses not to renew your policy, it must give you a notice 30 days prior to the expiration of your policy. You may ask the insurer for the reason. You also may choose not to renew your policy.

Cancellation- Either you or your insurance company stop the coverage before the policy's normal expiration date (which is usually 12 months after the policy starts). You can always cancel your policy for any reason. When you're a new policyholder, your insurance company can cancel your policy for any reason within the first 70 days of your policy. After that, it can only cancel you if you don't pay your premium, if you've lied on your application or if your risk has changed substantially.

Independent agents- Represent several companies and can give you several quotes.

Exclusive agents- only sell the products of one insurance company.

Direct market- Sales are over the Internet or by mail or telephone.

Deductible- The money you must pay out of pocket on a claim before the policy pays the loss. The deductible applies to coverage for your home and personal property and is paid on each claim. Higher policy deductibles mean lower policy premiums. Many insurers require homeowners to insure their homes for at least 80 percent of the replacement cost. If the homeowner fails to insure at least 80 percent of the replacement cost, a co-insurance penalty may apply to partial losses and most insurers will only insure the home on an actual cash value basis.

Whether you choose to insure your home at replacement cost basis or actual cash value basis, it is important to keep track of its value. Any changes to your home — such as the addition of a room, new insulation, new hardwood floors, etc. Yearly inflation can contribute to increased replacement cost of your home, while the actual cash value of the home may increase or decrease over time.

It is recommended to have coverage equal to the full replacement cost of your home. You can choose to insure your home and belongings on either a replacement cost basis or an actual cash value basis.

Coverage Component	Typical Limit of Coverage
Dwelling	You Choose
Other Structures	10% of Dwelling Coverage Limit
Personal Property	50% of Dwelling Coverage Limit
Loss of Use	20% of Dwelling Coverage Limit
Personal Liability	You Choose
Medical Payments	You Choose

Explanation of Various Home Policy Forms

The insurance industry's shorthand for the Home Insurance policy is HO. There are several different categories; however, a consumer will only deal with four or five at most. The perils your policy will cover depends on the type of policy you buy.

DF-1: Dwelling Fire Form: Covers only your dwelling. Does not cover personal property, personal liability or medical payments. Does cover a few perils. **DF-1** is the type of policy your mortgage lender will buy for you if you let your homeowner's policy lapse. This policy is used for vacation homes and when you can't find other coverage.

HO-1: Basic Form: Basic core policy. Covers dwelling and personal property only from losses caused by a specific list of perils: Fire; lightning; windstorm; hail; explosion; riot; or civil commotion; aircraft; vehicles; smoke; vandalism and malicious mischief, theft, breakage of glass constituting a part of the building and volcanic eruption.

HO-2: Broad Form: Adds more potential risks including damage from falling objects like trees. Covers damage from water caused by the accidental overflow from plumbing, heating, air-conditioning or other household appliances.

HO-3: Special Form: Mixture of an open perils policy and named perils policy. Your home will be covered for almost every peril, except those specifically excluded while your contents are covered for the same perils as provided under an **HO-2**.

HO-4: Renters' Insurance Form: Covers damage to a renter's personal property up to a stated amount for the same perils as the **HO-2** form. There is no coverage for the dwelling as that would be insured by the owner or landlord. Consider protecting your liability exposure for an additional premium. Liability coverage protects the renter the same as it would if you were a homeowner.

HO-5: Open Perils Form: Not offered by all companies. This is an open peril policy on both the dwelling and contents for almost every peril provided it is not specifically excluded.

HO-6: Condominium Unit-Owners Form: Covers a unit-owner who insures his/her property or to cover any items not insured by the association's policy. This form pays for property damage to personal belongings, wall, floor, ceiling coverings, and any accessories not originally installed in the unit for the same perils as in **HO-3**. **HO-6** also provides personal liability protection.

How Insurers Determine Your Premium

Many factors affect the premium you pay, including which insurance company you choose. Different insurance companies charge different premiums for similar coverage. Decisions you make about how much insurance coverage to buy also affect your premium. Some of the other things that are likely to affect your premium are:

The characteristics of your home

- The cost to rebuild your home. This is not the same as the purchase price (which includes the cost of the land). Your insurance agent might help you estimate replacement cost using information about your home and its contents.
- Whether your home is made of brick or wood. The premium usually is lower for homes that are primarily brick or masonry than for wood frame homes.
- The distance from your home to a water source or fire department and the quality of your community's fire protection services.
- The age and condition of your home. The premium often is higher for older homes and homes in poor condition than for newer homes and homes in good condition.
- The claims history of your home and of homes in your area.

Your choices and characteristics

- The coverage you choose could include optional endorsements.
- The deductible you choose.
- Insuring your home and autos with the same insurance company.
- The length of time you've been with your current insurance company.
- Your credit history. To access your credit report, the insurance agent might ask you for your Social Security number. In Nevada, insurers may use your credit history as a factor to decide whether to sell you insurance and what price to charge you.
- Your history of filing claims for water damage, fire, theft or liability on homes you've owned.

Other characteristics

- Having protection devices in your home, such as smoke detectors, a burglar alarm, a sprinkler system, deadbolts on doors or security devices for windows. Many insurers offer a discount if you have any of these.
- Having a wood furnace or wood stove.
- Having a swimming pool, trampoline or play-scape that could cause injuries.
- The types of pets you have. Insurers cannot refuse coverage based on dogs unless a dog is dangerous or vicious.
- Operating a business from your home.

Insurance for Other Types of Residences

Commercial Habitational

The Nevada Division of Insurance (Division) is working to provide information to Nevada consumers on the availability of commercial habitational insurance. Commercial Habitational Insurance is defined as:

Insurance coverage for all types of commercial residential properties including, but not limited to, apartment buildings, condominiums, multi-unit dwellings, common-interest ownership properties, and homeowner’s association (“HOA”) policies.

We have created a look up tool that will provide a listing of admitted insurance companies that are currently accepting applications for Commercial Habitational insurance coverage. This tool allows consumers to look up coverage options by a particular zip code. View the Division's Commercial Habitational Shopping Tool. (<https://di.nv.gov/nv/r/doi/licensing/habitational-shopping>)

If you own a townhouse, you may insure it through either an individual homeowner’s policy or an association master policy.

It is important to note that your home insurance policy may contain a “vacant clause” or other conditions which limit the coverage. If your home is vacant for a certain number of days (usually 30 days or more), and you are unable to verify that during your absence your home was being regularly visited by your representative, your home insurance policy may exclude a loss that is incurred while the home is vacant.

If you are selling your home and are living at an alternate location while waiting for the sale, your insurer may convert your home insurance policy from an “all perils” policy to a “specified perils” policy. This limits the insurer’s exposure to certain types of risk and provides protection only from the perils specified in your new policy. Insurers are required to disclose any changes to your policy to you

Read the “Loss Settlement” clause in your insurance policy and discuss it with your insurance agent or company to confirm that you have adequate coverage for your home.

Perils Covered	Type of Policy					
	HO-1 / HO-8 Basic	HO-2 Broad	HO-3 Special	HO-5 Open Perils	HO-4 / HO-6	DF-1
Fire or lightning	×	×	×	×	Contents only	Dwelling only
Windstorm or hail	×	×	×	×	Contents only	Dwelling only
Explosion	×	×	×	×	Contents only	Dwelling only
Riot or civil commotion	×	×	×	×	Contents only	Dwelling only
Aircraft	×	×	×	×	Contents only	Dwelling only
Vehicles	×	×	×	×	Contents only	Dwelling only
Smoke	×	×	×	×	Contents only	Dwelling only
Vandalism and malicious mischief	×	×	×	×	Contents only	
Theft	×	×	×	×	Contents only	
Breakage of glass constituting a part of the building	×	×	×	×	Contents only	
Volcanic eruption	×	×	×	×	Contents only	
Loss of property removed from premises endangered by fire or other perils	×	×	×	×	Contents only	Dwelling only
Falling objects		×	×	×	Contents only	
Weight of ice, snow, or sleet		×	×	×	Contents only	
Collapse of building(s) or any part thereof		×	×	×	Contents only	
Sudden and accidental tearing apart, cracking, burning, or bulging of a steam or hot water heating system or of appliances for heating water		×	×	×	Contents only	
Accidental discharge, leakage, or overflow of water, or steam from within a plumbing, heating, or air conditioning system or domestic appliances		×	×	×	Contents only	
Freezing of plumbing, heating, and air conditioning systems or domestic appliances		×	×	×	Contents only	
Sudden and accidental damage from artificially generated currents to electrical appliances, devices, fixtures, and wiring (TV and radio tubes not included)		×	×	×	Contents only	
All perils except flood, earthquake, war nuclear accident, and others specified in your policy. Check your policy for a complete listing of perils not covered.			Dwelling only	×		

Nevada Division of Insurance
**Consumer's Guide to
Home
Insurance**

Nevada Division of Insurance
1818 E. College Pkwy., Suite 103
(775) 687-0700 insinfo@doi.nv.gov
doi.nv.gov



2026 edition