



2025 RENEWAL REVIEW

**Property and Liability
Workers' Compensation**

Updated August 2024

PROPERTY AND LIABILITY

A. RATE CHANGES:

Each year an analysis is completed on the performance of the Colorado Special Districts Property and Liability Pool (CSD Pool) to determine what areas, if any, will change for the next program year, which runs January 1st through to the end of December 31st.

For 2025, we have determined the following:

1. Based on experience by district type, the following Property rate change percentages will apply:

	Property / Inland Marine	Auto Physical Damage	Equipment Breakdown	Crime / Identity Theft
Cemetery	9.75%	7%	1%	2%
Drainage	8.75%	4%	1%	2%
Fire / Ambulance	8.75%	7%	1%	2%
Hospital / Health	7.75%	5%	2%	2%
Improvement	9.75%	7%	1%	2%
Irrigation	6.75%	7%	1%	2%
Library	8.75%	7%	3%	2%
Metropolitan	7.75%	7%	2%	2%
Mineral	6.75%	4%	1%	2%
Park & Recreation	9.75%	6%	2%	2%
Pest Control	6.75%	5%	1%	2%
Sanitation	6.75%	4%	3%	2%
Soil & Water Conservation	7.75%	6%	1%	2%
Transit	6.75%	4%	1%	2%
Water	8.75%	7%	1%	2%
Water and Sanitation	7.75%	6%	2%	2%
Water Control	6.75%	4%	1%	2%

2. Based on experience by district type, the following Liability rate change percentages will apply:

	General Liability	Automobile Liability	Public Officials Liability
Cemetery	4%	4%	4%
Drainage	4%	4%	4%
Fire / Ambulance	4%	7%	6%
Hospital / Health	4%	4%	5%
Improvement	5%	4%	4%
Inactive	4%	4%	4%
Irrigation	4%	4%	4%
Library	4%	5%	4%
Metropolitan	5%	5%	4%
Mineral	4%	4%	4%
Park & Recreation	5%	5%	4%
Pest Control	4%	4%	4%
Sanitation	4%	4%	4%

Soil & Water Conservation	4%	4%	5%
Transit	4%	4%	4%
Water	4%	4%	6%
Water and Sanitation	6%	5%	4%
Water Control	4%	4%	4%

- Property values are trended annually to account for changes in supplies, construction materials, contractor costs, etc. For 2025, building values will trend up between 1% and 3% based on the construction type.

Contents and Inland Marine scheduled items will trend up 1%.

- Annually, we evaluate an individual member’s experience to determine if any adjustments are necessary. We do this by using eight (8) years of claim and contribution data. This experience factor is calculated under six individual coverage lines which are Property, General Liability, No-Fault Water Intrusion/Sewer Backup, Public Official’s Liability, Auto Liability and Auto Physical Damage. Losses are limited to three (3) times the contribution to minimize the impact a severe loss year can have. Any change by coverage line is limited to 25% to avoid any large swing to a member. A member can earn up to a 60% credit or a 100% debit annually. Comparing a new year with the year dropping off (the ninth year) is a good predictor of where experience rating for any one coverage line is headed. For 2025, the eight (8) years included in the experience calculation are 2016 through 2023.
- Continuity Credits – Available after seven (7) years with the CSD Pool and ranges from 1% to 20% based on a sliding scale of years in the CSD Pool and a members loss ratio. Typically, a credit increases 1% every year except where loss ratios increase, then a reduction in credit would occur.
- The CSD Pool implemented a hail surcharge under Property and Auto Physical Damage after the large 2018 hail losses. Rather than adding a large surcharge, it was decided to add incremental increases over a 10-year period to achieve rate stabilization and help avoid rate spikes when bad weather occurs. Still within that incremental period, we will increase the hail surcharge by another 7% in the hail prone counties for both Property (applies to building values) and Other than Collision (OTC) Auto Physical Damage (applies to vehicle cost). As a reminder, hail counties include Adams, Arapahoe, Boulder, Denver, Douglas, El Paso, Fremont, Jefferson, Larimer, Park, Pueblo, Teller and Weld.
- Members who do not participate in the SambaSafety continuous driver monitoring software service will continue to receive a 5% surcharge on their rate under Automobile Liability and Automobile Physical Damage coverages.
- The flood rate for properties located in high-risk Zone A will increase by 5%.
- If any districts have a Business Income/Extra Expense limit higher than the \$250,000 included in the coverage form, a completed Business Income Worksheet will be required. The 2025 worksheet can be found on our website.
- Automobile values are trended annually to account for depreciation for most vehicles (excluding any vehicle on a replacement cost valuation which includes emergency vehicles). For 2025, the values will trend down by 5%.

11. The rate for Volunteer Accident coverage will increase by 50% and the minimum contribution charge will increase from \$35 to \$50. The percentage increase may sound like a lot, however no one district should pay more than approximately \$350 in additional annual contribution as a result of this rate increase.

B. COVERAGE CHANGES:

A summary of the coverage changes, along with the 2025 coverage forms, will be available on our website in December 2024.

Common Terms and Conditions

An update is being made to the Common Terms and Conditions document for the 2024 term. An amendment will be made under the Transfer of Member's Rights and Duties to address the use of public adjusters.

Property

1. All members will continue to have the Wind and Hail Deductible Endorsement attached to their Property coverage regardless of location. This endorsement states that in the event of damage to a scheduled building or structure (outdoor property) caused by wind or hail, the deductible is increased to 2% of the value of the covered damaged property and applicable business income, subject to a \$5,000 minimum and \$50,000 maximum per occurrence, unless a higher deductible is scheduled at the damaged location for members with a total real and outdoor property value below \$25M. The maximum per occurrence above increases to \$75,000 for members with a total real and outdoor property value exceeding \$25M.
2. All members will continue to receive the Cosmetic Damage Exclusion Endorsement regardless of location.
3. Updates are being made to the Property Coverage Document for the 2025 term. The changes are mainly non-substantive in nature; they are being made to clarify or increase coverage. Two changes of note:
 - For district's reporting claims to roofs of buildings or other structures more than 36 months after the damage occurred, the damage will be valued at Actual Cash Value in lieu of Replacement Cost.
 - Business Income, Extra Expense and Rental Income become an Additional Coverage with a limit applicable to all Scheduled Locations and removed as a sublimit to each specific scheduled location. In addition, the provisions were restructured for clarity.

Liability

Updates are being made to the Public Entity Liability Coverage Document for 2025. The changes are non-substantive in nature; they are being made to clarify or increase coverage. Three changes of note:

- The incidental medical practice coverage give back being expanded to include services rendered by a licensed physical therapist or licensed athletic trainer.
- Amend the definition of Owned Auto to clarify the types of autos that are considered an owned auto.
- The Sanitation Maintenance Warranty Endorsement amended to update the technology permissible for inspections of sewer mains.

Auto Physical Damage

Updates are being made to the Auto Physical Damage Coverage Form for 2025. The changes are non-substantive in nature; they are being made to clarify or increase coverage. One change of note:

- Amend the definition of Owned Auto to clarify the types of autos that are considered owned autos.

WORKERS' COMPENSATION

A. Rate Changes:

1. We are implementing a 5-10% increase to account for the overall member loss experience and inflationary pressure. We expect to have final rates released by October.
2. Individual members may receive additional increases based on their loss experience, payroll growth, and status of the Cost Containment participation. They may receive a mandatory or increased deductible, and/or we may require loss prevention for any frequency issues. We will reach out to discuss with these members in due course.
3. For Board Member Only (BMO) districts, the annual minimum contribution of \$450 less applicable discount(s) will remain the same in 2024.
4. The 1% catastrophe surcharge will continue in 2025.
5. All fire districts must maintain their membership in the Cancer Award Program in the Colorado Firefighter Trust through December 31, 2025 to receive full year WC coverage in 2025.

RENEWAL TIMELINE REMINDER

- For members with Board Member Only (BMO) Workers' Compensation (WC), coverage has been automatically renewed and your 2025 coverage documents were issued and emailed around August 9th.
- For qualifying members with minimum contributions for Liability and Crime, coverage will be automatically renewed, and renewal documents will be issued and emailed by the end of August/early September.
- Property & Liability (P&L) Renewal invitations will be emailed in September. Within that email, we will include a link to the renewal application for your completion and we will provide information on rate changes, coverage changes, and reminders about the renewal process.
- P&L renewal information should be submitted by October 31st as the website will close November 1st. We will email several reminders to submit renewal information throughout September and October.
- WC renewal submission information will be due by October 18th.
- We will begin reviewing your renewal updates on a first-in/first-out basis and get back to you if we have any questions or if we determine there are missing details on your submission. As a reminder, **Workers' Compensation and Property/Liability renewals are processed and issued separately.**

- We will begin issuing P&L renewal documents October 1st and they will be processed in the same first in / first out basis from when your complete submission was received. The sooner you submit your complete submission, the sooner we can issue your 2025 coverage documents.
- For P&L members who do not respond by end of business October 31st, we will automatically issue P&L renewals starting in early November with a 10% surcharge applied to the contribution.
- For WC members who do not respond by end of business December 2nd, we will automatically issue WC renewals with a 10% penalty for anticipated inflation and wage growth.