

Appendix: Estimation of Lost Property Value for California Homeowners

Insurance non-renewals considered in this analysis - 100,275

Berkshire Hathaway subsidiary AmGUARD started to notify its approximately 50,000 homeowners insurance policyholders by August 2023 that their policies will not be renewed. (1, 2, 3)

State Farm announced 72,000 non-renewals on March 20, 2024, out of which 30,000 are homeowners policies. The non-renewals would be implemented from July 3, 2024 according to the company. (1)

Nationwide subsidiary Crestbrook noted in regulatory filings that by June 15, 2025, it will non-renew all of its 20,275 home insurance policies. (1)

These major reported announcements of non-renewals by insurers likely represent a significant undercount of the total number of non-renewals received, or soon to be received, by California homeowners. For comparison, the FAIR plan's total policies in force increased from 154,494 to 339,044 (by 184,550) from Sep 2019 to Dec 2023. (1)

Economic impact of a non-renewal decision on CA home property value - 12-39% loss

The First Street Foundation, in its fall 2023 insurance issue, quantified the economic loss that an average California homeowner can expect to their property value upon receiving a non-renewal decision. The analysis concludes: "*The average home in California that receives a non-renewal could instantly lose 12-39% of its value.*" (1, 2)

Median home value in California - \$820,268

The California Association of Realtors provides monthly data on median home value of existing single family homes in California. Averaging the median home value in California over the last six months, starting from the month after Berkshire Hathaway's AmGUARD likely started sending out the non-renewal notices, provides a median home value of \$820,268. While this does not correspond to the specific distribution of affected homes by non-renewal decisions, it should provide an acceptable benchmark for estimation, with some non-renewed homes valued above and some valued below the median. Insure Our Future encourages public authorities in California, and other states with growing insurance crises, to calculate comprehensive and more accurate estimates of economic losses faced by people due to insurers' decisions to withdraw from covering climate-related risks, to inform corrective policies to rebalance the climate cost burden to polluters and their enablers instead. (1)

Estimation of total expected lost property value by California homeowners - \$9.87-32.1B

Assuming that First Street Foundation's economic analysis of lost property value (12-39% loss) is applicable to the median home in California (valued at \$820,268), and multiplying by the number of homes receiving non-renewal notices (100,275 homes), provides an estimated range of **9.87** billion to **32.1** billion USD of total economic loss for California homeowners.

The data on insurers' fossil fuel investments come from the California Department of Insurance, which has not released updated data since 2019. Data on fossil fuel underwriting premiums is courtesy of the market intelligence firm Insuramore, and represents 2022 figures. This analysis did not include the latest insurer to restrict homeowners insurance from California - [American National](#). For more information, including breakdown of fossil fuel underwriting/investments by company, see page 5 of the report: [Pollution Premiums: U.S. Briefing on the 2023 Global Scorecard on Insurance, Fossil Fuels and the Climate Emergency](#).