

**191—20.53(515,515F) Reasonable underwriting standards for liability coverage.**

**20.53(1)** The following characteristics may be used in determining whether a risk is acceptable for liability insurance on homeowner policies:

- a.* Broken, cracked, uneven or otherwise faulty steps, porches, decks, sidewalks, patios and similar areas.
- b.* Downspouts or drains which discharge onto sidewalks or driveways.
- c.* Unsafe conditions including inadequate lighting of stairways.
- d.* Animals known to be vicious or animals that have caused a liability claim.
- e.* Swimming pools or private ponds not fenced in accordance with local regulations.
- f.* Unsafe, or the absence of, handrails.
- g.* Junk cars, empty refrigerators, trampolines or other potentially dangerous objects in the yard which are an attraction to children.
- h.* Previous loss history or matters of public record concerning the applicant or any person defined as an insured under the policy.
- i.* Any other guidelines which have been approved by the commissioner.

**20.53(2)** Liability insurance shall only be provided as contained in the Iowa FAIR Plan homeowners policy.

**20.53(3)** Liability insurance shall not be provided for risks with any of the deficiencies set forth in paragraphs 20.53(1) “a” through “g,” as disclosed by the application or inspection, until the deficiencies have been corrected.

**20.53(4)** Liability insurance may not be provided where there is a business operating at the insured location, unless the applicant has in force a business liability policy with limits of at least \$100,000 per occurrence providing premises liability coverage.

**20.53(5)** Liability insurance shall not be provided where the applicant owns three or more horses or other riding animals, unless the applicant has in force a liability policy with limits of at least \$100,000 per occurrence providing coverage for the ownership and use of the horses or other riding animals.