

Property and Casualty Insurance Workshop

2026-2027



PROPERTY INSURANCE BENCHMARKING REPORT

Independent School Districts
of Texas

2026

RHSB 2025 – 2026 Benchmarking Report

Key Takeaways

- **40 Districts** participated in this year’s report, representing approximately **\$89.4 Million** in Annual Premiums, and **\$38.4 Billion** in Total Insured Values (TIV)
- The average property rate of the report participants is **\$0.26** (per \$100 of TIV). **This represents a 21.2% decrease** from last year’s report, which had an average rate of \$0.33
- 27 of the 40 Participants (**68%**) have coverage with a single carrier or pool. The average rate for a District with a single carrier was **\$0.27** (per \$100 of TIV). **This is down 19.2%** from \$0.33 in 2025
- 13 of the 40 participants (**32%**) have coverage on a commercial layered program. The average rate for a District with a Layered Program was **0.26** (per \$100 of TIV). **This represents an 18.3% decrease** from \$0.32 in 2025. This represents the second consecutive year that the average property rate for a commercial layered program has been **lower than that of a single-carrier pool**.
- 2025–2026 premium data reflects the most favorable renewal environment since the inception of this report. Of the 31 Districts that provided multiple years of premium data, **22 (73%) experienced a premium decrease** at their 2025 renewal. Among Districts with a decrease, the average premium reduction was **14.7%**. Across all participants, the **average premium declined by 10.1%** year over year—marking the first time the annual report has reflected an overall average decrease at renewal. While a small number of Districts did see premium increases in 2025, those changes were primarily driven by significant increases in insured values or substantial property claims activity

AVERAGE PREMIUM INCREASE BY YEAR	
2021-2022	23%
2022-2023	28%
2023-2024	41%
2024-2025	17%
2025-2026	-10%

Rate and Premium are correlated, but the % increases vary due to the following factors:

- **Premium = (TIV/100) * Property Rate**
- **TIV Increases / Decreases have direct implications on premiums**
- **Higher / Lower Limits being purchased**
- **Higher / Lower deductibles w/ premium implications**

- Only 1 participant had a flat \$ Wind & Hail Deductible Amount (instead of a % of TIV). This further supports the market trend that flat \$ Wind & Hail deductibles are rarely available to Texas ISD’s without a Wind / Hail buy-down policy

Property Insurance Analysis

Districts with >\$500M TIV (Total Insured Value)

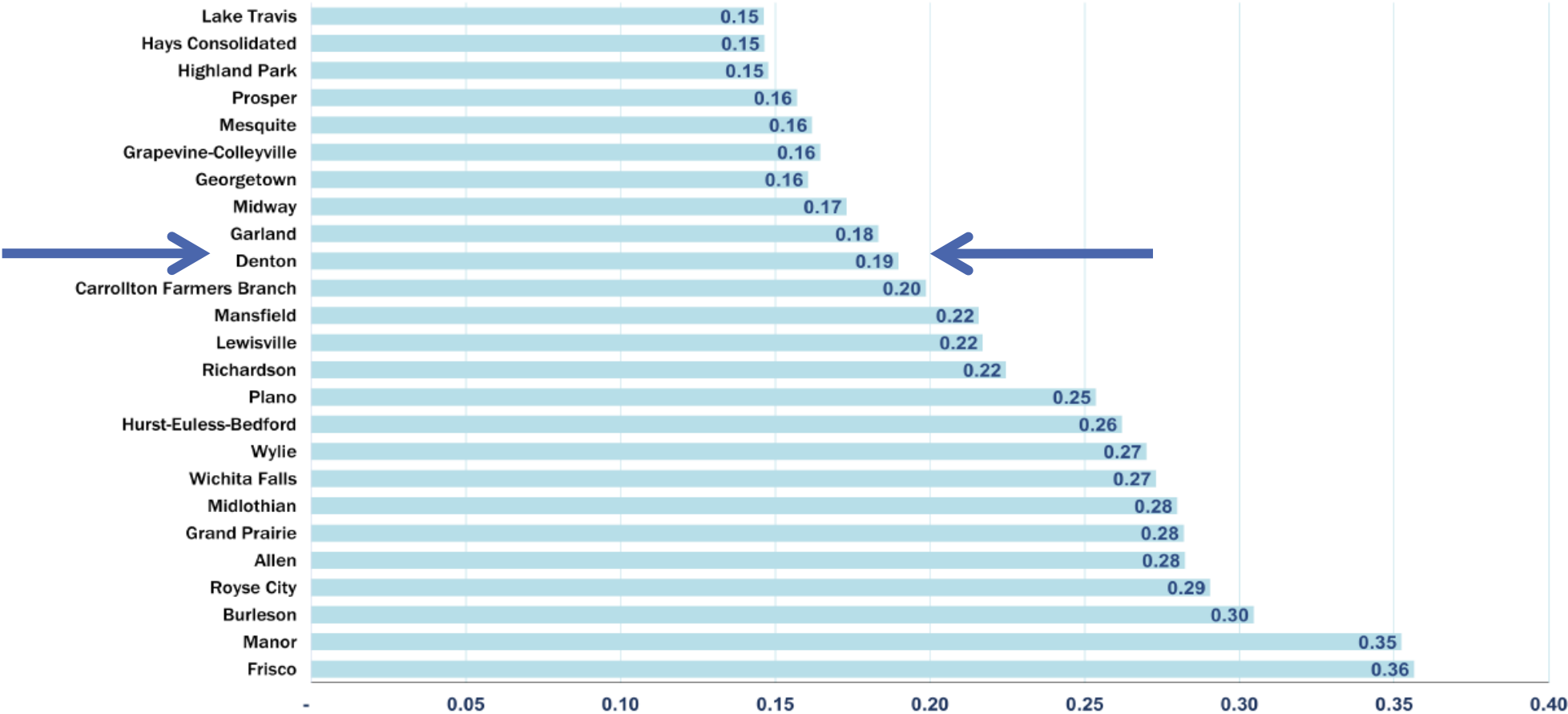
DISTRICT	TIV	LIMITS	RATE	WIND & HAIL DEDUCTIBLE	ALL-OTHER PERILS DEDUCTIBLE
Lewisville	\$ 3,018,432,963	\$ 500,000,000	0.22	2%, \$ 250k Minimum	\$ 100,000
Frisco	\$ 2,656,638,575	\$ 500,000,000	0.36	3%, \$ 1M Minimum	\$ 100,000
Denton	\$ 2,238,010,177	\$ 500,000,000	0.19	2% HS locations, 3% all other	\$ 250,000
Mesquite	\$ 2,210,213,234	\$ 400,000,000	0.16	3%, \$ 1M Minimum*	\$ 500,000
Garland	\$ 2,166,798,950	\$ 500,000,000	0.18	2%, Minimum Unknown*	\$ 250,000
Prosper	\$ 2,038,424,328	\$ 400,000,000	0.16	2%, \$ 1M Minimum	\$ 100,000
Plano	\$ 1,983,709,473	\$ 500,000,000	0.25	3%, \$ 100k Minimum	\$ 250,000
Mansfield	\$ 1,942,559,551	\$ 500,000,000	0.22	2% select HS locations, 3% all other	\$ 100,000
Grand Prairie	\$ 1,543,704,951	\$ 250,000,000	0.28	2%, Minimum Unknown	\$ 250,000
Hays Consolidated	\$ 1,414,772,802	\$ 400,000,000	0.15	2%, \$ 1M Minimum*	\$ 250,000
Richardson	\$ 1,325,690,882	\$ 250,000,000	0.22	2%, \$ 250k Minimum	\$ 100,000
Carrollton Farmers Branch	\$ 1,248,015,116	\$ 600,000,000	0.20	2%, \$ 500k Minimum	\$ 100,000
Allen	\$ 1,113,639,886	\$ 300,000,000	0.28	2%, \$ 500k Minimum	\$ 100,000
Georgetown	\$ 1,084,983,355	\$ 400,000,000	0.16	3%, \$ 500k Minimum*	\$ 250,000
Wichita Falls	\$ 1,011,065,828	\$ 400,000,000	0.27	2%, \$ 500k Minimum*	\$ 250,000
Hurst-Euless-Bedford	\$ 993,080,739	\$ 400,000,000	0.26	3%, \$ 100k Minimum	\$ 100,000
Grapevine-Colleyville	\$ 918,786,000	\$ 500,000,000	0.16	2%, \$ 250K minimum*	\$ 100,000
Wylie	\$ 853,113,064	\$ 300,000,000	0.27	3%, \$ 250k Minimum	\$ 50,000
Highland Park	\$ 757,482,000	\$ 350,000,000	0.15	2%, \$ 500k Minimum*	\$ 250,000
Lake Travis	\$ 713,694,000	\$ 400,000,000	0.15	2%, \$ 500k Minimum*	\$ 250,000
Midlothian	\$ 685,809,001	Unknown	0.28	2%, \$ 500k Minimum	\$ 250,000
Burleson	\$ 647,665,279	\$ 350,000,000	0.30	2%, \$ 100k Minimum	\$ 100,000
Manor	\$ 645,618,050	Unknown	0.35	2%, \$ 500k Minimum	\$ 250,000
Midway	\$ 521,203,000	\$ 300,000,000	0.17	2%, \$ 500k Minimum*	\$ 100,000
Royse City	\$ 517,982,980	\$ 517,982,980	0.29	2%, \$ 500k Minimum	\$ 300,000

* These Districts have broadened "Weather" Deductibles (differs from standard Wind & Hail Deductible)

Property Rate Comparison

Districts with >\$500M TIV (Total Insured Value) | Property Rate per \$100 of Insured Value

Average Rate: 0.23



Property Insurance Strategy

Catastrophe-Focused Strategy

Wind / Hail Optimization

- Separate deductible (% of values)
- Higher deductibles for savings
- Layered coverage structures
- Blanket limits

Geographic Diversification

- Understand concentration risk
- Model “single storm hits multiple campuses”
- Develop contingencies

Property Insurance Strategy

Risk Control and Loss Prevention

Physical Risk Controls

- Impact-resistant roofing systems
- Preventive maintenance programs
- Freeze protection (post-2021 enhancements)

Operational Risk Controls

- Formal inspection programs
- Incident tracking (theft, vandalism, water damage)
- Claims analytics & loss trend monitoring

Market & Conditions

- Plan for insurance market cycles (“good years” vs volatility)
- Increase blanket coverage to support future growth

Property Insurance Historical Overview

2023-2024 Broker RFP & Market Review

- Broker services awarded to Roach Howard Smith & Barton (RHSB)/ Allison Nixon
- Evaluated current market conditions vs. existing coverage structure

2024-2025 Coverage Expansion

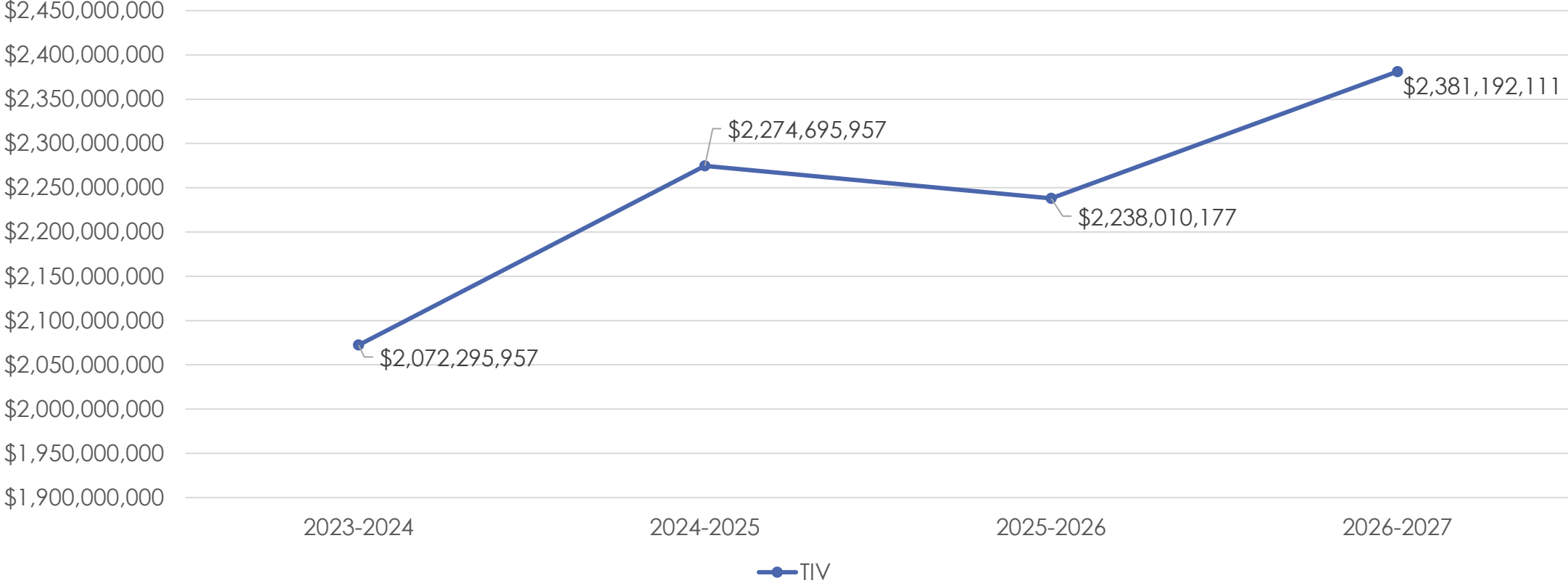
- Added standalone policies for additional protection layers
- Strengthened overall coverage position

2025-2026 Program Optimization

- Implemented a layered property insurance structure
- Enhanced coverage while maintaining prior-year price levels
- Addressed wind and hail exposure through a revised structure:
 - Introduced percentage deductibles
 - 2% at high schools
 - 3% at all other locations
- Reduced wind and hail risk through improved structuring

Property Insurance Comparison

Total Insured Value (TIV)



*2025-2026 Decrease in square footage (Ginnings ES, portables)

Property Insurance Comparison

		RHSB 2026	RHSB 2027	
Property		Layered Carrier Program	Layered Carrier Program	Change
	A.M. Best Rating	All Carriers A rated or higher	All Carriers A rated or higher	
	Total Insured Values (TIV)	\$2,333,167,861	\$2,381,292,111	+\$48,124,250
	Property Limit	\$500,000,000	\$500,000,000	
	Property Rate	0.192	0.166	
	All Other Perils Deductible	\$100,000	\$50,000	-\$50,000
	Wind Hail Deductible	2% of TIV at HS locations, 3% at all other locations, \$1M minimum	2% of TIV, per schedule of file, at each location \$500K Min, \$12M Max	
	Water Damage, Freeze and Winter Storm Deductible	\$100,000 per location, \$500,000 minimum	\$100,000 per location, \$500,000 minimum	
	Flood Limit	\$25,000,000 (\$2,500,000 Flood in Special Hazard Areas)	\$25,000,000 (\$2,500,000 Flood in Special Hazard Areas)	
	Flood Deductible	\$100,000	\$100,000	
	Property Premium incl Taxes & Fees	\$4,411,325	\$3,954,183	-\$457,142

Property Insurance Comparison

	RHSB 2026	RHSB 2027	
Equipment Breakdown	Liberty Mutual	Liberty Mutual	
Limit	\$100,000,000	\$100,000,000	
Deductible	\$25,000	\$25,000	
Premium	\$39,391	\$30,000	-\$9,391
Total Property and Equipment Breakdown Premium	\$4,450,716	\$3,984,183	-\$466,533

Auto Insurance & General Liability Comparison

	TASB 2026			TASB 2027		
Auto	Limit	Deductible	Premium	Limit	Deductible	Premium
Automobile Liability	\$1,000,000	\$5,000	\$233,285	\$1,000,000	\$5,000	\$219,742
Automobile Physical Damage	Actual Cash Value	\$5,000	\$70,911			\$68,248
School Liability	Limit	Deductible	Premium	Limit	Deductible	Premium
Professional Legal, and	\$5,000,000 Maximum Annual Aggregate	\$25,000	\$271,693	\$5,000,000 Maximum Annual Aggregate	\$25,000	\$273,145
General	\$5,000,000	\$0		\$5,000,000	\$0	
Employee Benefits Liability	\$100,000	\$0		\$100,000	\$0	
Violent Acts	\$250,000	\$0	\$0	\$250,000	\$0	\$0
Total Auto Insurance and General Liability			\$575,889			\$561,135

Workers' Compensation Insurance Comparison

CAS	RHSB 2026	RHSB 2027	Change
Administrative Fees	No Increase	No Increase	No Change
Midwestern Casualty	\$84,875	\$84,875	No Change
Self-Insured Retention	\$450,000	\$450,000	2027 SIR Reduced to \$300,000
Retention Buy Down	-	\$36,600	
Total Policy Expense	\$84,875	\$121,475	