



RICARDO LARA
CALIFORNIA INSURANCE COMMISSIONER

NOTICE

TO: All Admitted and Non-Admitted Property and Casualty Insurance Companies and Other Interested Parties

FROM: Insurance Commissioner Ricardo Lara

DATE: August 19, 2021

RE: **Notice to Insurers of a Forthcoming Bulletin Requiring a Moratorium Against Non-Renewal or Cancellation of Residential Property Insurance Policies for Properties within or Adjacent to a Fire Perimeter Pursuant to Insurance Code Section 675.1(b)(1)**

As wildfires continue to rage across California this summer, I am reminding residential property insurers that Insurance Code Section 675.1(b)(1), as enacted by Senate Bill 824 (Lara, Chapter 616, Statutes of 2018), prohibits insurers from non-renewing or cancelling policies of residential property insurance in ZIP Codes within or adjacent to a fire perimeter for one year following a Governor's declaration of a state of emergency.

On August 17, 2021, Governor Gavin Newsom proclaimed a [state of emergency](#) covering the Caldor Fire in El Dorado County. As required by statute, I am coordinating with the California Department of Forestry and Fire Protection (CAL FIRE) and the California Governor's Office of Emergency Services (CalOES) to identify the fire perimeters that are subject to the one-year moratorium for residential property owners. This prohibition applies to all policies of residential property insurance in effect at the time of each relevant declared emergency. As soon as the fires are sufficiently contained and necessary data is obtained to determine the fire perimeters and which ZIP Codes are within or adjacent to the impacted fire perimeters, I will issue a Bulletin informing insurers of the ZIP Codes that fall within the Section 675.1(b)(1) moratorium relating to these specific declarations.

In the meantime, to avoid the need to reverse any adverse policy action after the Section 675.1(b)(2) Bulletin is issued, insurers should refrain from issuing any notice of non-renewal or cancellation, due to wildfire risk, for any policy of residential property insurance in effect on August 17, 2021 that covers property in any known active wildfire areas in the state that may be related to the fire identified in this declaration.

This Notice is separate from, and in addition to, prior Notices dated [July 21, 2021](#), [July 30, 2021](#), and [August 11, 2021](#). Insurance Companies should adhere to the instructions in this Notice and the July 21st, July 30th and August 11th Notices, along with any similar Notices subsequently issued.