

Homeowners insurance provides coverage for your home, personal belongings, and liability. It typically covers property damage to the home and detached structures, personal contents, additional living expenses if the home is uninhabitable, and personal liability for injuries or damages to others. However, it generally excludes coverage for vehicles, natural disasters like flooding and earthquakes, and nuclear accidents, which may require separate policies. Homeowners can receive replacement cost coverage for their dwelling, while personal belongings are usually covered at actual cash value unless upgraded to replacement cost coverage.

In the event of damage, policyholders must protect their property from further harm and keep receipts for any repairs to claim reimbursement. Discounts may be available for safety features like smoke alarms, but if a policy is not renewed, contacting the Commissioner's Consumer Services Division is advised to check the legality of the non-renewal. If necessary, homeowners can seek coverage from other insurers or the Georgia Fair Plan for fair access to insurance.

For flood damage, homeowners should inquire about special flood policies through local government participation in the Federal Flood Program. Water damage from appliances like washing machines is typically covered. Homeowners should ensure their property is insured for at least 80% of its replacement value to avoid reduced claims. Contents coverage should be at least half of the structure coverage, and maintaining an inventory of possessions is recommended for claims. Renter's insurance is advisable for tenants to cover personal belongings, while the building's structure is insured by the owner.

In cases of negligence, such as damage from a neighbor's tree, the neighbor's insurance may cover the damages. Homeowners policies often include provisions for additional living expenses if the home is uninhabitable due to disasters, but it is essential to verify the specifics of the coverage and limits in the policy. For further assistance, the Consumer Services Division is available for inquiries and support.