In Oregon, homeowners insurance is not legally required unless there is a mortgage, in which case lenders mandate it. Insurers assess risk through underwriting, which varies by company, allowing some consumers to find coverage even if others decline. Policies may not be renewed for reasons such as changes in risk, property maintenance issues, nonpayment of premiums, or misrepresentation. Monthly premiums are determined based on factors like the home's age, construction type, location, fire protection availability, and claim history. Homeowners policies typically cover dwelling, other structures, personal contents, liability, and additional living expenses. Coverage can be based on replacement cost, which is the cost to rebuild, or actual cash value, which accounts for depreciation. Oregon law mandates wildfire coverage in all homeowners policies, and insurers cannot use state wildfire risk maps for underwriting or rating. Insurers can cancel policies with a 30-day notice, or a 10-day notice for nonpayment or fraud, and must provide reasons for cancellation. If coverage is canceled, consumers can seek insurance from over 100 companies in the standard market or through the Oregon FAIR plan, which serves as a last resort for those unable to find coverage. The surplus lines market is available for higher-risk properties but typically at a higher cost. For assistance, the Division of Financial Regulation (DFR) offers resources for understanding policies, rate changes, and finding insurance options, and can be contacted via phone or their website.