

***Nancy Buck v. Union Mutual Fire Insurance Company***

Held July 30, 2014 – Docket No. INS-14-2074

Decision Issued: August 27, 2014

The named insured requested a hearing to contest the nonrenewal of her homeowners policy that alleged the property was located on an island with no public fire protection and no access by bridge. The company failed to demonstrate grounds for nonrenewal.

**Held:** For the insured. 24-A M.R.S. § 3051 permits nonrenewal for a reason that is in good faith and related to the insurability of the property, and also requires the reason or reasons to be explicit. The evidence showed that the town and its mutual aid communities have fire boats and portable pumpers for island response, thus public fire protection is available for the property. While it was established that there is no bridge access to the island, the company was unable to document its replacement cost valuation of the property or potential increase in costs due to this factor.