

Map: Here's how much the California FAIR Plan costs in every ZIP code

By Megan Fan Munce, Sriharsha Devulapalli

July 10, 2025

SF Chronicle

<https://www.sfchronicle.com/california/article/california-fair-plan-premium-20761726.php>

For the first time, data released by the California FAIR Plan shows just how much Californians in every ZIP code are paying for coverage from the state's insurer of last resort — numbers that could rise in the future as the insurer's president warns of a substantial rate increase.

The new data shows the full range stretches from just \$91 a year for one customer in downtown Los Angeles to an average of over \$21,000 per year for two homeowners in a high-risk part of San Jose. The statewide average is about \$2,800 per year, according to recent state legislative testimony from FAIR Plan President Victoria Roach.

Orinda

Fire Risk	Avg Premium	Policies	tvl Premium	Wrap Policy	tvl Cost	Prior Cost	Cost Increase
Low	6,275	2	12,550	3,291	15,841	5,681	10,160
Medium	4,948	889	4,398,772	1,153,571	5,552,343	1,991,160	3,561,183
High	5,436	927	5,039,172	1,321,515	6,360,687	2,281,045	4,079,642
		=====	=====	=====	=====	=====	=====
	5,198	1,818	9,450,494	2,478,378	11,928,872	4,277,886	7,650,986
				26%		36%	179%
SGC	8,450	1	8,450	2,216	10,666	3,825	6,841

Moraga

Fire Risk	Avg Premium	Policies	tvl Premium	Wrap Policy	tvl Cost	Prior Cost	Cost Increase
Low	1,525	12	18,300	4,799	23,099	8,284	14,815
Medium	3,587	304	1,090,448	285,968	1,376,416	493,605	882,811
High	6,935	74	513,190	134,583	647,773	232,302	415,471
		=====	=====	=====	=====	=====	=====
	4,159	390	1,621,938	425,351	2,047,289	734,191	1,313,098

The FAIR Plan is a state-created but privately run insurer designed to offer fire coverage to those who can't find it on the private market. Over the course of California's insurance crisis, the FAIR Plan has rapidly risen to become one of the largest insurers in the state, now covering approximately 5% of all insured residences.

Reforming the FAIR Plan has been one of the major tenets of Insurance Commissioner Ricardo Lara's Sustainable Insurance Strategy, his plan to end California's insurance crisis. Part of that included calling for the FAIR Plan to be more transparent by sharing data on its number of policies and the amount of premium collected across the state by July 1.

The Chronicle divided the total number of premiums collected in each ZIP code by the number of policies to calculate an average premium overall.

The average premium in the 94563 ZIP code covering Orinda is just under \$5,200. Homeowners with the FAIR Plan in the 95441 ZIP code, overlapping Geyserville north of Santa Rosa, pay an

average of \$11,900 a year. In the 93920 ZIP code along Big Sur, the average FAIR Plan premium is just over \$11,000 a year.

These averages are greatly impacted by two factors: the wildfire risk of the homes and how much an insurer would be on the hook for if the home were destroyed. That's why some areas, such as the 94074 ZIP code running along the coast of San Mateo County, have high average premiums despite low-risk policies — because the homes themselves are more expensive. You can select a ZIP code to see the average exposure in that ZIP code and the average premium in different risk categories calculated by the FAIR Plan.

Premiums are also influenced by other factors, including the deductible a homeowner chooses and any discounts they may get for doing wildfire mitigation work on their home.

These premiums in this data set represent only a portion of what most FAIR Plan policyholders pay for insurance overall. That's because the FAIR Plan covers only damage from fire; to be insured for anything else, from burst pipes to liability payments, policyholders must purchase a second policy from a different insurer. As of 2023, roughly two-thirds of FAIR Plan policy holders also bought one of these secondary policies, according to the Department of Insurance.

Four years ago, the average FAIR Plan premium was about \$1,800, Roach said at the May hearing — about 50% lower than it is today.

Surprisingly, the increase is not because the FAIR Plan has been raising rates. The insurer actually hasn't increased its prices since 2023, when rates rose by an average of 15.7%. But it has begun to take on hundreds of thousands of new homes, many of them much more expensive to insure.

In 2021, the average coverage limit for a FAIR Plan customer was about \$680,000, according to Roach. Today, it is greater than \$1 million. Up until 2020, the FAIR Plan capped coverage limits at \$1.5 million per home, but now it insures up to \$3 million per policy.

The FAIR Plan isn't set up to be profitable, but it is mandated to be actuarially sound. That means it should ideally collect enough premiums each year to pay for its operation costs and anticipated claims. For over a year, Roach has been warning that the FAIR Plan's rates aren't high enough to support all of the new customers it's taken on, putting the insurer at risk of running out of money in the event of a large wildfire.

That's exactly what happened earlier this year, when claims from the Eaton and Palisades fires quickly overwhelmed the FAIR Plan's limited reserves. The FAIR Plan then turned to its reinsurance, insurance for insurers, and to an infrequently used state statute that allows it to collect money from all of the private insurers in the state to cover the cost of claims. Some of those costs are expected to trickle down to consumers, unless an ongoing lawsuit prevents that.

So far, the FAIR Plan has not filed for a new rate increase. A spokesperson for the FAIR Plan said the insurer plans to submit a new filing "as soon as this year."