

2021 Regular Session

HOUSE BILL NO. 458

BY REPRESENTATIVE FIRMENT

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

INSURANCE/HOMEOWNERS: Provides for additional living expenses and fair rental value coverages under residential insurance policies

1 AN ACT

2 To enact R.S. 22:1897, relative to residential property insurance; to provide for additional  
3 living expenses and fair rental value coverages; to provide for definitions; to provide  
4 for effectiveness; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 22:1897 is hereby enacted to read as follows:

7 §1897. Residential property insurance; additional living expenses coverage; fair  
8 rental value coverage

9 A. If a residential property insurance policy includes coverage for additional  
10 living expenses or fair rental value and the insured location experiences a stoppage  
11 of essential utilities, such as water, electricity, sewer, or natural gas services, for a  
12 period of at least twenty-four hours, the insured location shall be deemed  
13 uninhabitable, not fit to live in, or not fit for its normal use until such time as service  
14 of the essential utilities are functionally restored.

15 B. This Section shall apply to each insurer authorized to engage in the  
16 business of residential property insurance in this state.

17 Section 2. (A) This Act shall become effective on July 1, 2021.

18 (B) The provisions of Section 1 of this Act apply to any new policy, contract,  
19 program, or residential property insurance policy issued on and after July 1, 2021.

20

---

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

---

HB 458 Original

2021 Regular Session

Firmment

**Abstract:** Provides for additional living expenses and fair rental value coverages under residential insurance policies.

Proposed law provides that if a residential property insurance policy includes a coverage for additional living expenses or fair rental value and the insured location experiences a stoppage of essential utilities, such as water, electricity, sewer, or natural gas services, for a period of at least 24 hours then the insured location shall be deemed uninhabitable, not fit to live in, or not fit for its normal use, until the essential utilities are functionally restored.

Proposed law provides that proposed law shall apply to each insurer authorized to engage in the business of residential property insurance in this state.

Effective July 1, 2021.

(Adds R.S. 22:1897)