



Landlord's Home and Contents Insurance Change Summary

STATE

Important changes

This change summary applies if you have a **State Landlord Insurance** policy that started before **10 March 2024**. When your policy renews, it will renew on the new **State Landlord's Home and Contents Insurance policy wording SI6996/1**.

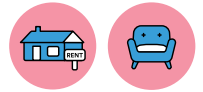
This document provides an overview of the most important changes to your policy, which include a number of new and updated benefits as well as new and updated terms and conditions. These changes will take effect from your next policy renewal date on or after **27 May 2024**.

What do you need to do?

1. Check Part 1 of this document and decide whether you need to take any action.
2. See Part 2 of this document for a summary of your new policy.
3. Read your new policy wording at state.co.nz/documents, select the 'Landlord's Home and Contents Insurance' policy wording and refer to the relevant sections.

If you have any questions about your cover, please contact us on **0800 80 24 24** or go to state.co.nz/contact and we will be happy to help.

State Insurance is a business division of IAG New Zealand Limited.
The availability of insurance cover is subject to your application being approved. Terms, conditions and exclusions apply.



Part 1: You may need to take action

Policy	What you need to know	What you need to do
Landlord's Home Insurance	<p>Home Sum Insured</p> <p>These items are now included within your Home Sum Insured:</p> <ul style="list-style-type: none"> • Tennis courts • Permanently fixed spa pools • Bridges, culverts, permanent fords or dams up to \$15,000 per item • Wells and boreholes including their pumps, linings and casings • Private utility plant and associated equipment, such as wind and water mills, and diesel generators. 	<p>Review your Home Sum Insured amount in your Policy Schedule. You can also use the <u>Cordell Sum Sure calculator</u> to get an estimate. Contact us if you need to increase this amount or make any changes.</p>
Landlord's Home Insurance	<p>New option – Additional costs for heritage homes</p> <p>The additional costs usually required for repairing or rebuilding a heritage home are no longer included automatically.</p> <p>Cover is available under the new 'Additional costs for heritage homes' optional benefit.</p>	<p>Contact us if you want to purchase this optional benefit.</p> <p>See the summary of this and other options in Part 2: Landlord's Home Insurance below and refer to your new policy wording for details.</p>
Landlord's Home and Contents Insurance	<p>Changes to discounts</p> <p>There may be changes to the discounts available to you.</p>	<p>Go to statenz.custhelp.com/app/discount for more information about these changes.</p>



Part 2: Summary of your new policy

We have summarised the cover available under the Landlord's Home Insurance and Landlord's Contents Insurance policies below. However this is a summary only. Make sure to read your new policy wording. It is important that you understand the full details of what you are covered for, as well as the exclusions, conditions and limitations that apply. This summary does not form part of your insurance contract.

Landlord's Home Insurance

Automatic cover and benefits

These are automatically included in your Landlord's Home Insurance policy.

Sudden and accidental loss or damage	Covered
Legal liability	Higher limit of \$5,000,000. This limit now includes defence costs.
Abandoned possessions	\$10,000 per event
Electronic programs	Covered
Hidden gradual damage	\$3,000 per period of insurance
Landscaping	\$1,500 per event. Extends to landscaping that sustained loss or damage if we accept a claim for loss or damage to your rental home from the same event.
Loss of rent	<p>\$30,000 per event. Extends to compulsory evacuation due to impending damage.</p> <p>This benefit no longer applies if your tenants are evicted for non-payment of rent, can legally stop paying rent or vacate without notice.</p> <p>Cover for the amount of rent you lose if you evict your tenants for non-payment of rent or if your tenants vacate without giving notice is available under the 'Rent default' optional benefit.</p>
Methamphetamine contamination	\$30,000 per event, minimum \$2,500 excess applies
Natural disaster	Covered
One incident – one excess	Applies to a boat, car, caravan, contents, home, landlord's, motorcycle, motorhome, residential contract works or trailer policy, at the same address



Post-event inflation	10%
Removal of debris	Covered
Replacement of keys and locks	\$1,000 per event. No excess if your claim is only for keys that are lost, stolen or duplicated without your permission. If your claim is for keys that are damaged, your standard excess applies.
Sale and purchase	Covered
Sustainability upgrade	\$15,000 following a total loss
<h2>Optional benefits</h2> <p>These are available to purchase under your Landlord's Home Insurance policy.</p>	
Additional costs for heritage homes	Covers the additional costs or fees required to comply with any heritage covenant or order, when repairing or rebuilding your heritage rental home on the same site
Excess-free glass and bathroom fixtures	No excess if your claim is only for the breakage of glass or bathroom fixtures. If you do not purchase this benefit your standard excess applies on any claim for these items.
Lifestyle block fencing	\$5,000 per event
Rent default	Covers the amount of rent you lose if your tenants are evicted for non-payment of rent, are released from the tenancy agreement as a result of hardship, leave without notice, or if your sole tenant dies
<h2>Other important things to know</h2>	
Section	What is new
Part one – cover for your rental home What we mean by 'rental home'	Includes sheds used only for domestic purposes and outbuildings used primarily for domestic purposes but may also have rural lifestyle use. These permanent structures must be within or on the residential boundary of your rental home.
Part one – cover for your rental home What we pay – the most we pay	<p>Higher policy limits within your Home Sum Insured:</p> <ul style="list-style-type: none"> • all retaining walls: \$50,000 • a permanently fixed swimming pool, including its necessary equipment such as pumps: \$50,000 • a bridge, culvert, permanent ford or dam: \$15,000. <p>You may be able to insure these items for a higher amount. Contact us for more information.</p>



Section	What is new
<p>Part one – cover for your rental home</p> <p>When the most we pay is the replacement cost</p>	<p>In certain circumstances, we do not apply the limits of your Home Sum Insured and Special Feature Sum Insured, and instead we replace your rental home up to its floor area and replace your special feature</p>
<p>Exclusions – what we do not cover</p>	<p>Updated exclusions:</p> <ul style="list-style-type: none"> • Types of loss: <ul style="list-style-type: none"> - excludes undamaged parts of a bathroom suite or kitchen suite - now excludes the accidental burn out of any mechanical, electrical or electronic equipment, or its parts, over 15 years old where the burn out is caused by an external force • Liability – no cover for liability connected to asbestos • Intentional or reckless acts – no longer excludes loss or damage that is intentionally caused by your tenant, any guest of your tenant, or a person who occupies your rental home • Terrorism – now only excludes terrorism involving biological, chemical, radioactive or nuclear pollution, contamination or explosion. <p>New exclusions:</p> <ul style="list-style-type: none"> • Communicable disease • Computer systems • Criminal acts • Sanctions.
<p>Conditions of your cover</p>	<p>If you pay the premium by instalments, we deduct any premium you owe us up to the end of the period of insurance before we settle a total loss claim. This is because we agreed the premium at the start of the period of insurance, and you must pay the premium in full, whether you pay in one lump sum or by instalments.</p>
<p>Definitions</p>	<p>Updated and new definitions:</p> <ul style="list-style-type: none"> • contamination level • hidden gradual damage. <p>There are other updated definitions – refer to your new policy wording for details.</p>



Landlord's Contents Insurance

Automatic cover and benefits

These are automatically included in your Landlord's Contents Insurance policy.

Sudden and accidental loss or damage	Covered
Legal liability	Higher limit of \$5,000,000. This limit now includes defence costs.
Abandoned possessions	\$10,000 per event
Cover when replacing a whiteware appliance with a more energy-efficient model	Covered
Hidden gradual damage	\$3,000 per period of insurance
Landlord's fixtures and fittings	Covered, but only if your rental home is insured by a policy that does not cover these items
Loss of rent	<p>\$30,000 per event. Extends to loss or damage to landlord's contents that leaves your rental home unliveable and compulsory evacuation due to impending damage.</p> <p>This benefit no longer applies if your tenants are evicted for non-payment of rent, can legally stop paying rent or vacate without notice.</p> <p>Cover for the amount of rent you lose if you evict your tenants for non-payment of rent or if your tenants vacate without giving notice is available under the 'Rent default' optional benefit.</p>
Natural disaster	Covered
One incident – one excess	Applies to a boat, car, caravan, contents, home, landlord's, motorcycle, motorhome, residential contract works or trailer policy, at the same address
Removal of unrepairable items	Covered



Optional benefit

This is available to purchase under your Landlord's Contents Insurance policy.

Rent default

Covers the amount of rent you lose if your tenants are evicted for non-payment of rent, are released from the tenancy agreement as a result of hardship, leave without notice, or if your sole tenant dies.

IMPORTANT: If you have both Landlord's Home and Landlord's Contents Insurance for the same rental property, you only need to add 'Rent default' once.

Other important things to know

Section	What is new
	Your policy no longer covers loss or damage to landlord's contents caused by, or connected to, methamphetamine contamination
Part one – cover for landlord's contents	<p>Updated clauses:</p> <ul style="list-style-type: none"> • What we cover • What we mean by 'landlord's contents'. <p>New clauses:</p> <ul style="list-style-type: none"> • Landlord's contents covered for repair or replacement • The most we pay for landlord's contents in total.
Exclusions – what we do not cover	<p>Updated exclusions:</p> <ul style="list-style-type: none"> • Types of loss: <ul style="list-style-type: none"> - excludes undamaged parts of a pair or set - now excludes the accidental burn out of any mechanical, electrical or electronic equipment, or its parts, over 15 years old where the burn out is caused by an external force • Liability – no cover for liability connected to asbestos, or the ownership of your rental home or its grounds, or any other building or permanent structure • Intentional or reckless acts – no longer excludes loss or damage that is intentionally caused by your tenant, any guest of your tenant, or a person who occupies your rental home • Terrorism – now only excludes terrorism involving biological, chemical, radioactive or nuclear pollution, contamination or explosion.



Section	What is new
	<p>New exclusions:</p> <ul style="list-style-type: none">• Communicable disease• Computer systems• Criminal acts• Sanctions.
Conditions of your cover	<p>If you pay the premium by instalments, we deduct any premium you owe us up to the end of the period of insurance before we settle a total loss claim. This is because we agreed the premium at the start of the period of insurance, and you must pay the premium in full, whether you pay in one lump sum or by instalments.</p>
Definitions	<p>New definitions:</p> <ul style="list-style-type: none">• closest equivalent item• contents sum insured• hidden gradual damage. <p>There are other updated definitions – refer to your new policy wording for details.</p>

