

## State of Washington Office of the Insurance Commissioner

RFP S2508: Affordable Housing Study

### Addendum 1: Questions & Answers

1. Does Washington have a database of what it calls sponsors (nonprofit organizations and government entities that sponsor permanently affordable homeownership projects)?

**Answer: The Department of Commerce Housing Division may track this information.**

2. Does Washington have a list of insurance carriers that are currently insurers, both admitted and non-admitted, and RRGs, that are insuring condominium construction defect liabilities in Washington? **Answer: No, insurers are not required to report the specific lines of insurance they sell in Washington to the OIC. However, the OIC can share the names and contact information for admitted insurers by market (ex: homeowners, commercial liability) to the vendor. The vendor will need to identify the insurers offering these lines of insurance to determine which insurers and RRGs to survey with the data call.**

3. Will the OIC provide copies of all of the past insurance market studies conducted by the Office of the Insurance Commissioner on or after December 31, 2017? **Answer: OIC market reports from 2019-2024 can be found on our website: [Market information reports | Office of the Insurance Commissioner](#). The OIC can share the market report from 2018 with the successful vendor.**

4. What role is the Washington Insurance Commissioner and insurers currently playing to lower condominium construction defect liability insurance costs for Sponsors? **Answer: As described in Section 1.2.3, one of the objectives of this report is to analyze what role the OIC and insurers may play to lower condominium construction defect liability insurance costs in the future.**

5. What is a reasonable timeframe for compliance with a data call response given the timeframe to issue a report? **Answer: The timeline varies based on the scope of the project and number of surveyed insurers, but generally we'd expect to allow a 1–2-month period for responses. Oftentimes, the OIC receives multiple extension requests and the OIC usually grants a two-week extension.**

6. Will the call be sent via electronic or paper mail delivery? **Answer: The data call will be facilitated electronically.**

7. In 2025, the legislature adopted HB 1403 to simplify condominium construction statutes. *Has the OIC gathered data or performed studies on condominium defect liability claims post-HB 1403? Has the OIC coordinated with insurers, trade organizations, or developers to assess the availability and affordability of liability insurance post-HB 1403?* **Answer: The OIC has not studied the impact of HB 1403 on the availability and affordability of insurance. The vendor may include this research in their proposal.**

**The OIC notes because the law was recently enacted (July 2025) and condominium development oftentimes involves multi-year timelines, the resulting impact on insurance market dynamics is not expected to fully materialize in the near term.**

8. Is the OIC able to compel insurers to provide condo defect loss and exposure data from neighboring states or is the OIC only able to require insurers to provide data for Washington insureds? **Answer: The OIC can only require insurance companies to provide Washington insured information. If the vendor proposes evaluating data from other states in the report, the OIC could connect with the vendor with other state regulatory offices to inquire if regulators would be willing to share anonymized data.**

9. Regarding 1.2.1 (Data collection), please confirm whether the consultant will be permitted to request information and data from insurance entities that provide general liability / construction defect coverage for both permanently affordable housing and other types of housing. **Answer: Yes, the vendor may request information and data from the insurance entities described above.**

10. Regarding 1.2.2 (Actuarial analysis), please clarify what is meant by “...how the condominium construction defect liability risk pools for sponsors may differ from for-profit models of condominium production, sale, and ownership...” **Answer: This report was authorized by the legislature with the passage of 2SHB 1516 (2025). During one of the 2025 legislative hearings for the bill, proponents of the study stated the following during testimony:**

*Unlike private condo production models, nonprofit and government models maintain a strong interest in the units after they are produced and the Housing Development Consortium of Seattle-King County believes that permanently affordable models result in different actuarial risk compared to private product, but these are currently not recognized in Washington law. There’s no current study that focuses on this specific area of condo liability.*

**In response to these concerns, the legislature required the report to include “an actuarial analysis of how the condominium construction defect liability risk pools for nonprofit organizations and government entities that sponsor permanently affordable**

**homeownership units may differ from for-profit models of condominium production, sale and ownership (2SHB 1516 Section 2(5)(a)).**

11. The RFP references “the condominium construction defect liability risk pools.” Are these risk pools already in existence or is this a reference to hypothetical risk pools?

**Answer: The term is used in 2SHB 1516 Section 2(5)(a) to mean the actuarial risk profiles of condominium developers.**

12. Regarding 3.3.E (References), please confirm whether there can be overlap in the references for the firm and the references for the lead staff person. **Answer: It is okay if there is an overlap in references used or work completed by the lead person and bidder.**

13. *Regarding 3.3.E (References), please confirm whether there can be overlap in the references for the firm and the references for the lead staff person.* **Answer: It is okay if there is an overlap in references used or work completed by the lead person and bidder.**