

 2026 commercial insurance report

Florida Commercial Insurance Market Outlook 2026

UPDATED MAY 2026

REVIEWED BY FL 2-20 AGENT

OFFICIAL SOURCES LINKED

A practical renewal report for Florida business owners, contractors, fleets, landlords, and association boards trying to make sense of property, workers comp, auto, flood, and audit pressure.

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Built from Florida OIR and DFS materials, FEMA/NFIP flood guidance, NOAA/NHC hurricane climatology, FMCSA filing guidance, and Greene & Associates commercial-lines field experience.

Florida commercial insurance in 2026: the short version

- ✔ Florida commercial buyers should expect a mixed market: workers comp has verified statewide rate relief, while property, auto, flood, and umbrella accounts still depend heavily on the details.
- ✔ The biggest renewal mistakes are usually fixable: stale building data, thin driver lists, missing subcontractor certificates, weak loss-run packages, and contracts

nobody checked until the certificate was due.

- ✔ Property and flood should be reviewed together in Florida, especially for buildings with lender, lease, wind, storm surge, or business-income exposure.
- ✔ Start earlier than feels necessary. Complex commercial accounts need 60 to 90 days so the submission can be cleaned up before underwriters see it.

ANSWER CAPSULE

Florida business insurance is not soft or hard. It is account-specific.

In 2026, Florida commercial insurance buyers should prepare for a split market: workers compensation has verified statewide rate relief, but property, auto, flood, and umbrella pricing still depends on building data, drivers, payroll, contracts, and loss history. The best move is not waiting for a cheaper renewal. It is packaging the account cleanly.

MARKET SIGNALS

Four 2026 renewal pressures Florida businesses should watch

These are the areas most likely to change the renewal conversation before price even shows up.



Property and wind are still the swing factor

Florida property accounts are not one market. Frame buildings by roof age, construction, protection class, distance to water, tenant use, valuation, loss history, and whether wind or flood needs a separate conversation.

What this means for Florida buyers: Treat the renewal like a data package, not a last-minute price check. Building schedules, photos, updates, leases, and loss runs matter.



Workers comp got rate relief, but audits still hurt

OIR approved a 6.9% statewide workers compensation rate decrease effective Jan. 1, 2026. That helps, but contractor payroll, class codes, certificates, exemptions, and uninsured subs can still create expensive audit bills.

What this means for Florida buyers: Before renewal, clean up payroll splits, officer status, subcontractor COIs, exemption records, and job descriptions.



Commercial auto needs driver discipline

Auto and fleet underwriting is still sensitive to driver lists, MVRs, garaging, vehicle radius, hired/non-owned use, cargo, filings, and loss runs. Bigger fleet accounts need more than a quick vehicle schedule.

What this means for Florida buyers: Start with driver quality and vehicle use. Then match

symbols, limits, contracts, filings, and umbrella needs to the actual operation.



Flood belongs in the business discussion

FEMA says Risk Rating 2.0 is fully implemented and prices NFIP policies to better reflect property-level flood risk. For Florida businesses, flood should not be a once-a-decade lender surprise.

What this means for Florida buyers: Ask whether building, contents, business income, tenant improvements, and outdoor property have any real flood answer.

LICENSED-AGENT REVIEW

A cheaper quote can still be a bad renewal if the account was quoted wrong.

“The cleanest commercial renewals are the ones where we can explain the account in five minutes: what changed, what the documents say, where the claims are, and what the contracts require. If that story is messy, the price usually gets messy too.”

— Joe Greene, Commercial Lines Manager, FL 2-20 #P005559

Buyer-language notes from the market

Business owners do not usually ask for “risk transfer architecture.” They ask why the audit bill doubled, why a certificate got rejected, why the carrier wants every subcontractor COI, or why a

work truck is suddenly a different class of problem.

premium doubled

audit bill

subcontractor COIs

driver list

roof age

loss runs

LINE-BY-LINE OUTLOOK

What each major commercial line should review before renewal

Commercial property

Wind, roof condition, valuation, construction, business income, tenant mix, flood, and lender requirements decide how cleanly the account can be marketed.

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Workers compensation

The statewide rate trend is favorable, but classification, payroll, subs, officer exemptions, and audits still decide the final cost.

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General liability

Contract language, additional insured requests, completed operations, subcontractor controls, and premises exposure matter more than a generic \$1M/\$2M limit.

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Commercial auto

Driver lists, MVRs, vehicle radius, trailers, hired/non-owned auto, symbols, filings, and umbrella needs should be reviewed before certificates go out.

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Contractor accounts

The cleanest submissions explain trade mix, subcontractor use, payroll, job size, tools/equipment, vehicles, certificates, and current loss history.

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Condo and association accounts


Boards need a document-heavy review: property schedule, wind/flood, D&O, crime, reserves, inspections, deductibles, and vendor controls.

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RENEWAL PACKAGE

Documents to pull before a Florida commercial insurance renewal

Underwriters do not reward mystery. A clean renewal package lets our office tell the account story before the carrier fills in the blanks the expensive way.

 Do not wait until the certificate is rejected or the audit bill arrives. If payroll, vehicles, leases, or contract requirements changed, the insurance file needs to change too.

 Current policies and renewal offers

 Five years of loss runs if available

✔ Payroll by class code and officer status

✔ Subcontractor COIs and exemption records

✔ Building schedule with roof age and updates

✔ Vehicle schedule, drivers, MVRs, and garaging

✔ Contracts requiring special certificates or limits

✔ Flood, wind, lender, lease, or association documents

HOW TO USE THIS REPORT

Use the outlook as a renewal checklist, not a prediction sheet.

We cannot promise where any single carrier will price an account. What we can do is spot the parts of the file that make carriers nervous, clean up weak documents, and shop the account before time runs out.

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Sources and method

This report combines Florida regulatory sources, federal flood and transportation guidance, NOAA/NHC hurricane-season context, public buyer-language research, and Greene & Associates commercial-lines field experience. It is not a rate filing, legal opinion, or promise that any individual account will receive a decrease.

 Florida OIR workers compensation rate order

 Florida DFS workers compensation coverage requirements

 Florida OIR property insurance market overview

 FEMA NFIP pricing approach

 NOAA/NHC tropical cyclone climatology

 FMCSA insurance filing requirements

Are Florida commercial insurance rates going down in 2026?

What should a Florida business review before renewal in 2026?

Why do Florida contractors get hit with workers comp audit bills?

Should commercial property owners in Florida buy flood insurance?

When should a Florida business start shopping commercial insurance?

Related commercial insurance resources

Business Insurance Overview



Start here for GL, BOP, property, workers comp, commercial auto, and umbrella coverage.

Workers Comp Cost Guide



Florida class codes, payroll, audits, and rate factors for workers compensation.

Fleet Insurance in Florida



A deeper route for larger schedules, driver lists, filings, cargo, and loss-run reviews.

Florida Hurricane Insurance Guide



Wind, hurricane deductibles, and storm preparation context for property owners.



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