



HOUSING COSTS ARE RISING—LEGAL SYSTEM ABUSE IS PART OF THE PROBLEM

Legal system abuse is driving up housing costs. Predatory litigation tactics, inflated claims, and “nuclear” verdicts increase liability expenses for builders, property owners, and insurers—costs that fall on homeowners and renters. These pressures restrict insurance capacity, delay development, and make affordable housing harder to finance.

More Lawsuits ➔ **Bigger Payouts** ➔ **Higher Insurance Costs** ➔ **More Expensive Housing**



WHY IT MATTERS TO HOMEOWNERS, RENTERS, AND PROPERTY OWNERS

When litigation costs increase, everyone pays the price:

- ⚠️ Higher homeowners and renters insurance premiums
- ⚠️ Higher rents and home prices
- ⚠️ Fewer housing choices
- ⚠️ Delayed repairs and new construction

WHAT'S DRIVING THESE HIGHER COSTS?



Premise Liability Lawsuits: Lawsuits that hold multi-family (multi-dwelling) property owners and builders responsible for crimes they couldn't reasonably foresee or prevent



“Nuclear” Verdicts Against Truckers: Verdicts of \$10 million or more against truckers that raise transportation and building material costs



Assignment of Benefits (AOB) Abuse: Fraudulent insurance claims and inflated contractor bills



Staged Slip-and-Fall Accident Schemes and the Scaffold Law: Staged injury schemes and excessive personal injury construction litigation that deter new housing investment



Construction Related Litigation and Fraud: Construction defect claims generating excessive litigation and exaggerated damages

A PROVEN SOLUTION: FLORIDA TOOK ACTION—AND IT'S WORKING

Florida cracked down on legal system abuse in 2022 and 2023. **Residents are already seeing real relief.**

- ✔️ Since reforms took effect, Florida has seen homeowners insurance litigation drop **nearly 50% in just 18 months.**
- ✔️ **Dozens** of property casualty insurers have filed for rate decreases
- ✔️ **More insurers** are entering or returning to the market
- ✔️ **14.5% average reduction in property casualty insurance costs**, compared to what would have occurred without reform

BOTTOM LINE

When the legal system becomes fair and predictable, **insurance gets more affordable and housing markets stabilize.** That means lower costs, more housing options, and greater financial certainty for families. APCIA is working to advance commonsense reforms to curb legal system abuse and help make housing and insurance more affordable for consumers.