

Nearmap

Exec Summit

The Pendry, Park City UT



Regulatory Update

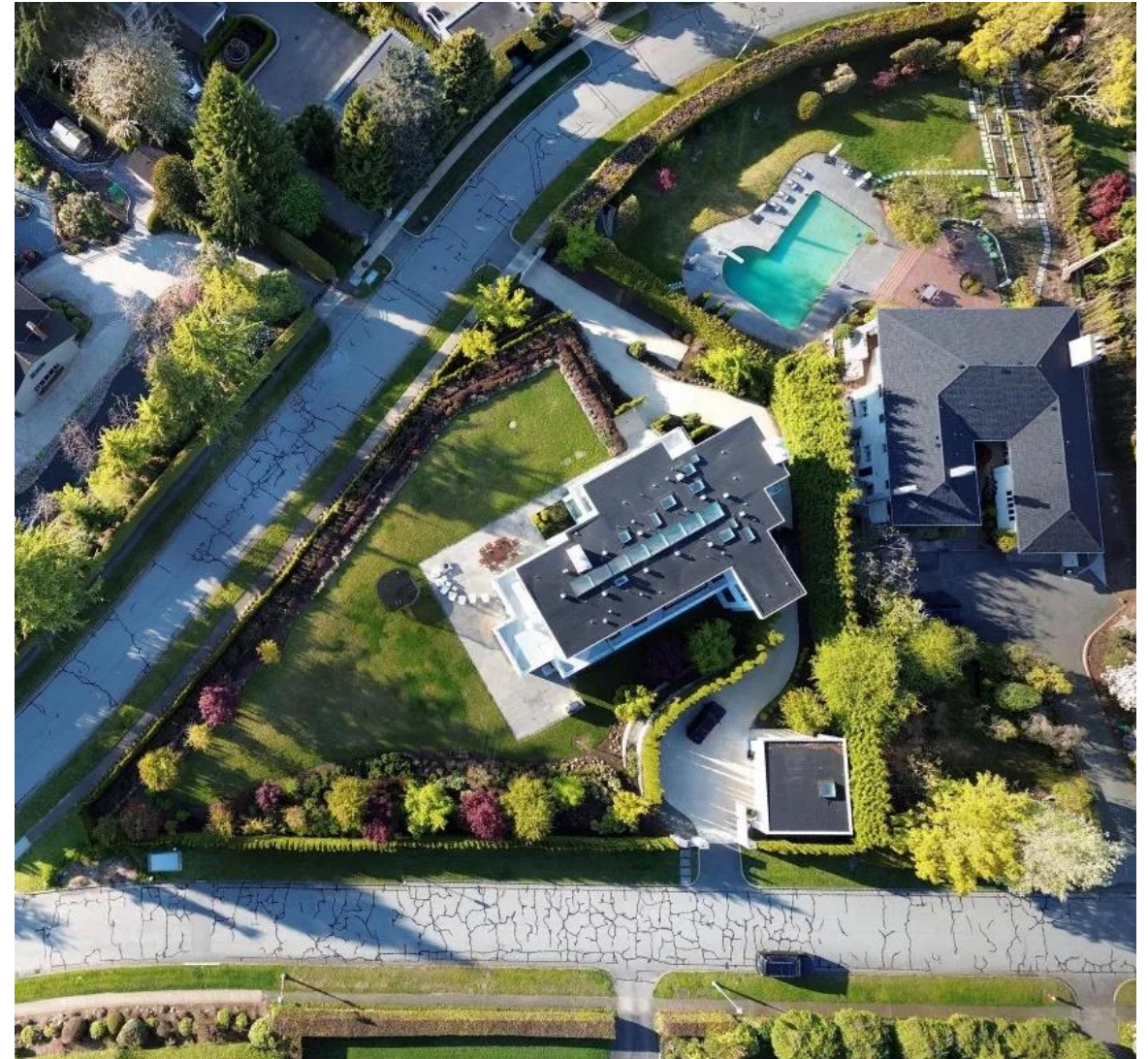
Brett Odom

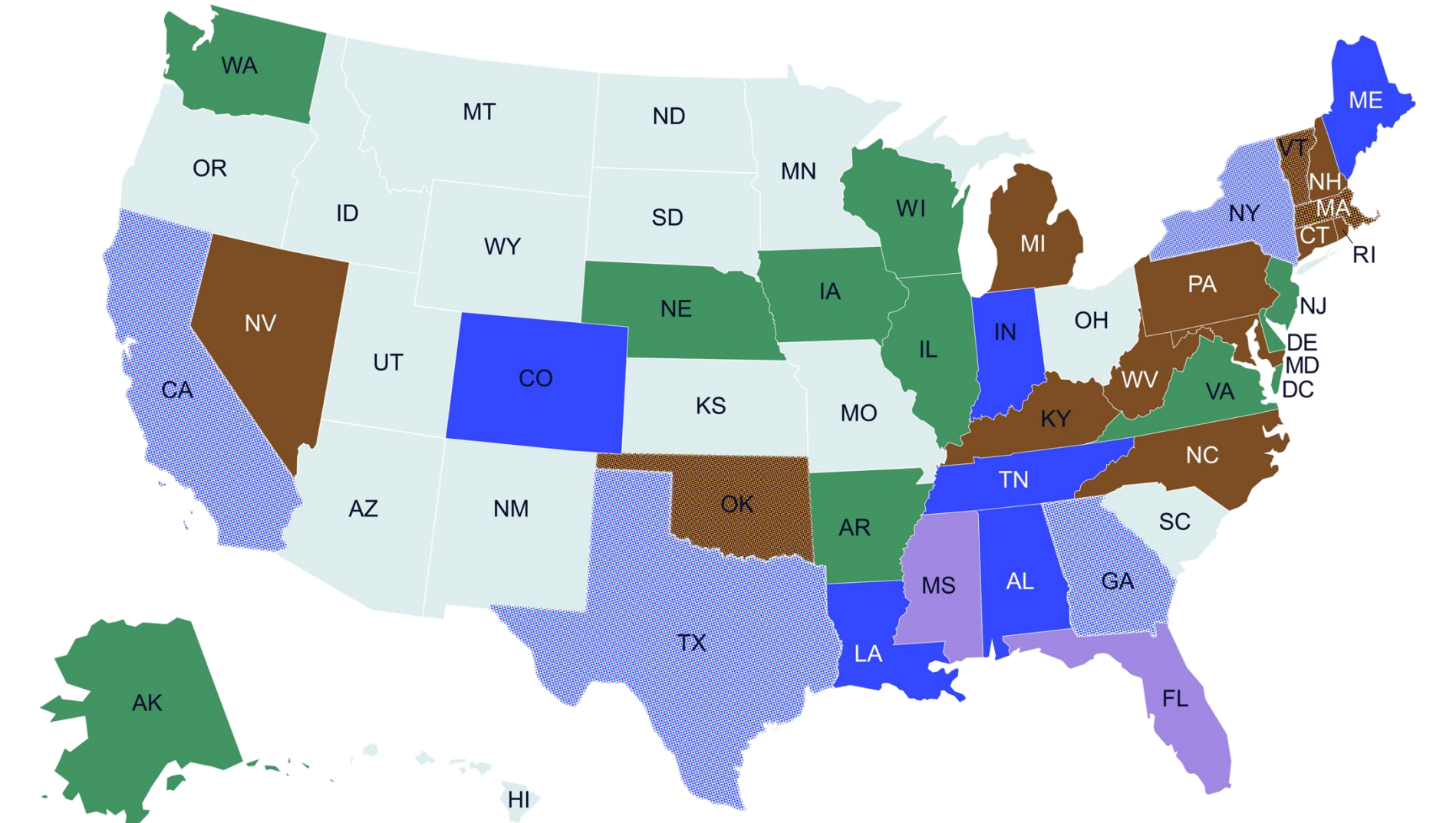
Policy Vice President – Auto & Underwriting,
NAMIC

Agenda

- The Regulatory Landscape
- Recent Updates
- Open Discussion

- Recognition of the use of aerial imagery but with some limitations
 - --Distributing Images
 - --Image Recency
 - --Photo Quality
 - --Physical Inspection Directives
 - --Transparent notices and Opportunity for remedy
 - --Right to Challenge





(As of May 14, 2026)

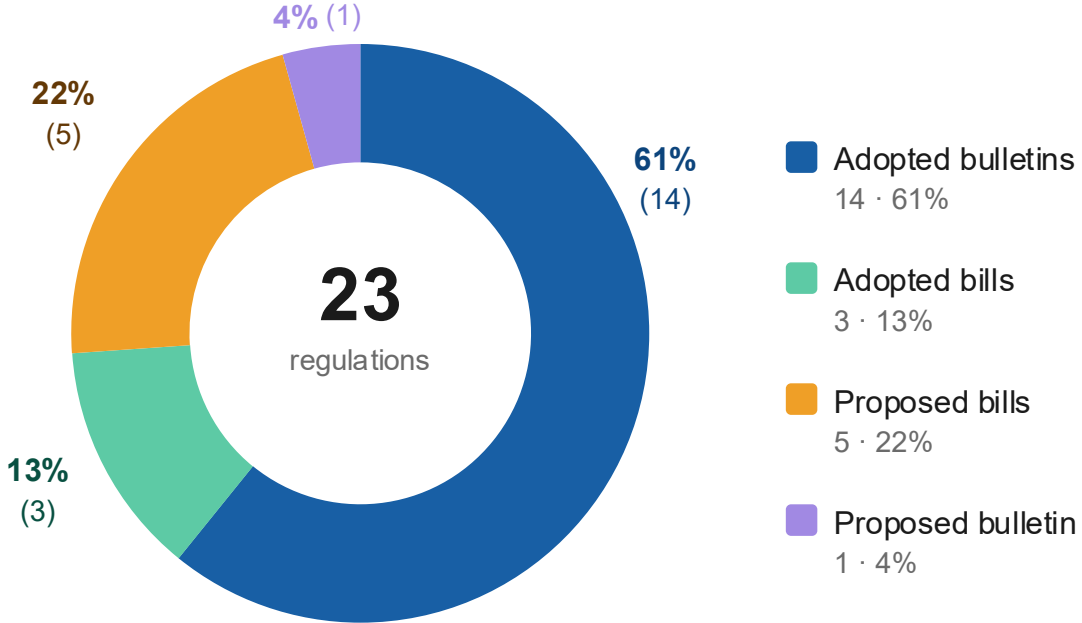
- Adopted NAIC AIS Model Bulletin**
- Adopted both NAIC AIS Model Bulletin & regulations on use of aerial imagery**
- Adopted NAIC AIS Model Bulletin & Proposed (not adopted) regulations on use of aerial imagery**
- Adopted regulations on use of aerial imagery**
- Proposed (not adopted) regulations on use of aerial imagery**
- Other Insurance-specific Regulation/Guidance**



States are moving from guidance to law, with tightening imagery age requirements

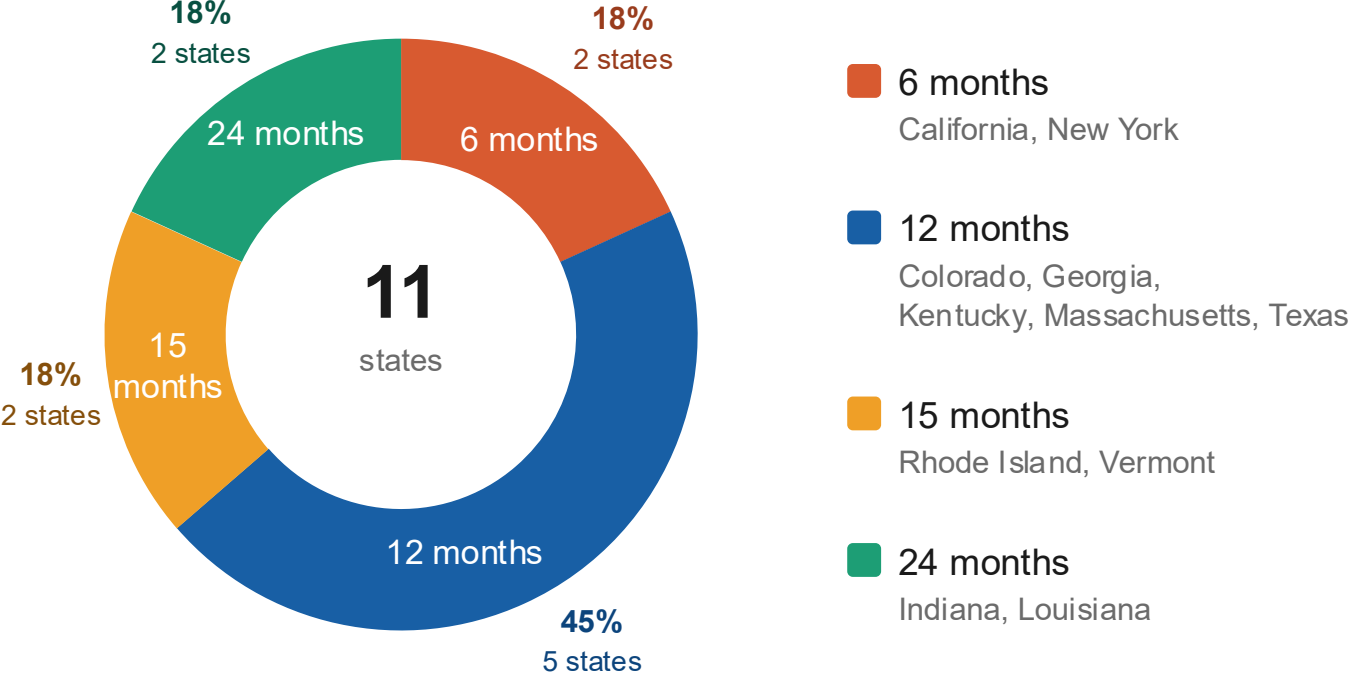
Aerial imagery insurance regulations

23 total · as of May 14, 2026



Maximum aerial imagery age requirements

11 states with a specific age cap · as of May 14, 2026



- 6 months
California, New York
- 12 months
Colorado, Georgia, Kentucky, Massachusetts, Texas
- 15 months
Rhode Island, Vermont
- 24 months
Indiana, Louisiana

AERIAL IMAGERY REGULATION RECENT UPDATES

- CO (Bulletin) & GA (Bill) –
 - **12-month maximum imagery age** for use in adverse decisions
 - Visible condition from Imagery cannot be the **sole basis** for any adverse action
 - **Share** the copies of imagery used
 - **Dispute rights**
- KY (Bulletin) –
 - **Past 12 months imagery**
 - **Resolution** (Exclude Low-resolution, blurry, out-of-focus, or dated)
 - Satellite imagery alone is insufficient
 - **Imagery sharing**
- TN (Bulletin) –
 - Second bulletin – Images must be retained in insurer files (**imagery sharing**)
 - Age and clarity of imagery
 - Risk mitigation recommendations
- CA & NY (Proposed, Bill) –
 - **180-day imagery age limit**;
 - Requires **annual notice** to policyholders that aerial images may be collected and describing their rights;
 - **Share** the copies of imagery used
 - **Dispute rights**
- VT (Proposed, Bulletin) –
 - Internally circulating among insurers
 - For underwriting, pricing, or claims handling, if an aerial image is out-of-focus, low resolution, blurry, or old, insurer must supplement with a physical inspection.
 - **15-month maximum imagery age**
- NCOIL – Another proposal in July 2026

- Roof age and remaining life – FL, MS, OK
 - Less than 15 years old: cannot refuse to issue or renew policies solely based on roof age
 - 15+ years old: insurers must allow a homeowner to have an inspection before requiring a replacement
 - 5+ years of useful life remaining: cannot deny coverage solely because of roof age
- NAIC AI Bulletin – 24 states adopted
 - AI model transparency and explainability requirements
 - Ongoing validation, testing, and audits to mitigate risks.
- Wildfire – CO, WA
 - Wildfire risk score/model transparency
 - Discount for mitigation

Open Discussion

- Regulatory landscape
- Data & Decisioning strategy
- Looking Ahead

Nearmap

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