



To members of The Norwegian
Natural Perils Pool

Circular no. 9/ 2024

Oslo, 24.06.2024

This circular is intended for the specific divisions which will most likely benefit from the information. Additionally, all circulars are posted on the website of the Norwegian Natural Perils Pool (naturskadepool.no). We kindly ask that recipients within member companies ensure the necessary internal distribution.

Calculation of full value basis for buildings with solar cells

The Norwegian Natural Perils Pool (NP) through the Claims Committee and the Terms and Conditions Committee have decided that natural damage to solar cells belonging to a building can be settled, if these are covered by the company's insurance contract. A building is usually defined as the building with associated wires that, among other things, carry electricity, and therefore it is natural that solar cells also are.

The companies must therefore take into account the added value a solar cell system adds to the building, both in the existing portfolio and when signing new contracts, to ensure that the fire insurance sum, which is reported to NP, is calculated in the most possible correct manner. The companies must add an adjustment factor when calculating the full value/fire insurance basis for the various buildings, within commercial, agricultural and industrial segments, which reflects the actual values in the most correct way possible.

NP's administration has obtained information from various companies on how those calculate the full value basis for private, business, industry and agriculture, if the building has a solar cell system. It turns out, that this is done quite similarly for private insurance, in that it is not taken into account in the premium. For industry, commercial and agriculture buildings, however, the differences between the insurance companies are large and range from not being taken into account in the valuation to it being fully taken into account.

The Assessment and Index Board has therefore decided on the following clarification in section 3.3.1 of the guidelines: "*Assessment of forms/valuation includes*":

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Sub-point heating system changes to

Heating systems

– Solar cells/solar collectors mounted on private homes, holiday homes, single and double garages, smaller outbuildings/sheds, etc., which mainly produce electricity for their own use.

For solar cell systems/solar collectors on commercial buildings, warehouses, agricultural buildings, apartment buildings, etc., an adjustment factor must be used that reflects the added value that the solar cell system adds to the building.

Free-standing solar cell systems/solar collectors and solar cell systems/solar collectors that are installed by a third party on a rented roof/outer surface must be separately insured.

More detailed information on what is meant by adjustment factor is explained in different sections of the guide line, e.g. section 7.6 [\(here\)](#). The companies themselves must find the right adjustment factor for their portfolio.

(This is an uncertified translation from Norwegian. For the avoidance of doubt, if any discrepancies between the Norwegian and English version, the Norwegian version shall prevail.)

Best regards

The Norwegian Natural Perils Pool

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Managing Director