

HUB 2025

Outlook

Mid-Year
Rate Report

RENEWABLE ENERGY



Risk & Insurance | Employee Benefits | Retirement & Private Wealth

Renewable Energy

Mid-Year Rate Insights

The insurance market has levelled out after a few years in a hard market environment. There continues to be additional capacity across all lines of business globally, with a particular appetite for accounts engaged in clean energy and energy transition. New insurers continue to enter the Canadian market, providing significant capacity in subscription policies over large solar farms. As insurers face pressure from their shareholders to deploy capacity into clean energy markets, coverage capacity will increase. This should benefit insureds as long as it is responsibly deployed using appropriate underwriting expertise and employment of seasoned claims personnel.

Property coverage rates in renewables is flat to down 10% unless an account has claims, obsolete technology or CAT exposures. Specific to BESS, renewals are generally flat, however capacity can be challenging, and loss control is more focused on technology. CAT exposed locations continue to struggle with capacity, with general expected limits maxing out at \$20 million or less with large deductibles being applied. Additional support from risk services internally on CAT mapping and mitigation to reduce EML's. General capacity is around \$200 million per insurer on average for non-cat exposed assets.

BESS fires and adequacy of system testing is top of mind, with changes expected to be adopted into NFPA 855 at the end of 2025 and an equivalent update to the UL 9540A to provide more in-depth destructive testing requirements in an effort to ensure appropriate environments and possible exposures are more adequately evaluated. Insurers have reduced their capacity for larger BESS systems, which requires additional capacity support and subscription plays on large single location and portfolios.

Renewable Energy

Mid-Year Rate Insights

Solar continues to face challenges related to hail exposure. Carriers are doing additional diligence on tracking systems with lower capacity available in hail prone areas that are on static racking. Panel glass thickness and other mitigation techniques are also being reviewed as additional mitigants.

Challenges remain where technological obsolescence is present within asset portfolios, changes in settlement terms and replacement costs are driving the conversations. Changes to building bylaws are also impacting replacement costs and potential rebuilding of solar arrays on rooftops. Changing structural capacity requirements can impact a replacement cost of a solar array upwards of \$1/W DC.

Investment tax credit (ITC) insurance continues to be a topic of discussion with a handful of policies placed in the U.S. and two in Canada. The ITC insurance opportunity in the U.S. is more fulsome, with credits that are transferable, a large amount of tax equity being deployed that can become at risk under certain circumstances, requiring additional insurance. The Canadian ITC insurance is a smaller opportunity, as there is no ability to transfer credits, so tax equity is not as prevalent. The largest risk is certain structures and tax treatments that may come in as a liability, reducing the ITC amounts and potentially levying penalties.

Canada Rate Report

HUB International's rate guidance comprises an analysis of proprietary national survey data and interviews with HUB commercial insurance brokers and risk services consultants who specialize in all industries throughout North America.

Commercial insurance rates in Canada for middle to upper-middle market companies are decreasing 5% on average, depending on client claims history, risk control measures and natural catastrophe exposure.

The Canadian insurance market is currently experiencing a competitive rate environment driven by factors such as economic conditions, loss trends, and carrier capacity. Insurers are carefully assessing risks, with premiums largely determined by individual risk factors such as industry, location and coverage needs. Tariffs are expected to affect loss costs, particularly on auto lines, as the parts needed to complete vehicle repairs increase. Many carriers are forecasting claims costs could increase 3% to 6%. Similarly, insurers are closely managing their exposure in wildfire-prone regions and other high-risk geographies. As market dynamics shift, businesses and individuals must stay proactive in managing their exposures to optimize insurance costs.

Coverage	CAN Rate Guidance	Insights
Individually Rated Commercial Auto (IRCA)	Flat to +5%	Rising claims costs and increasing vehicle thefts continue to impact the auto insurance industry. Most provinces are seeing upward rate filings, driven by more frequent claims and higher repair costs. Tariffs on auto parts are expected to further escalate the cost of repairs and replacements.
Fleets	-5% to Flat	Premiums are expected to keep rising due to inflation-driven claims costs and increasing vehicle thefts. Rate filings are trending upward across most provinces, fueled by more frequent claims, higher repair costs and tariffs that further inflate auto repair and replacement expenses.
General Liability	-5% to Flat	General liability continues to perform well and has helped insurers offset the more challenged property lines. Insurers are more flexible in pricing and terms as they look to write more liability to diversify their book.
Package	Flat	This segment is expected to remain stable, with potential for rate reductions driven by increased competition in Canada. A growing number of both domestic and international carriers are seeking to write package business, and with rising supply alongside stable demand, downward pressure on premiums is anticipated.
Umbrella & Excess Liability	-5% to Flat	Excess casualty pricing remains stable for Canada-only risks. However, accounts with U.S. exposure may see premium increases, depending on the attachment point and business segment, due to the higher litigation risk in the U.S. market.

Canada Rate Report

Coverage	CAN Rate Guidance	Insights
Commercial Property	-10% to -5%	<p>The commercial property market remains highly competitive, with most segments seeing rate reductions. While reinsurance costs have risen slightly, properties in catastrophe-prone regions may face modest rate increases due to frequent severe weather.</p> <p>Although rebuild costs are stabilizing, insurance-to-value (ITV) remains a key concern. Ensuring clients are fully insured to the full rebuild or replacement value is essential for proper compensation in the event of a loss.</p>
Environmental	Flat to +5%	<p>Environmental insurance rates continue to vary by industry and site history. Businesses in low-risk sectors like clean tech, warehousing and logistics, particularly those with no known environmental issues, can expect stable or even competitive pricing.</p> <p>In contrast, high-hazard operations such as chemical manufacturers, waste handlers and brownfield redevelopers continue to face higher rates, stricter terms or retentions due to greater underwriting scrutiny. Insurers favor accounts with strong environmental management systems, newer infrastructure and proactive risk mitigation.</p> <p>Market capacity remains stable but cautious, with some major carriers reducing long-tail exposures or tightening underwriting guidelines. Loss severity is rising, especially for groundwater contamination and complex cleanups.</p> <p>Inflation and supply chain disruptions continue to drive up remediation costs, while concerns over property valuation are prompting more detailed underwriting of site appraisals and cleanup estimates. Uncertainty around emerging contaminant regulations is also pushing insurers to revise pricing models.</p>
Directors & Officers: Private	-10% to Flat	<p>The market remains highly competitive, putting downward pressure on pricing, though overall stabilization is evident. Accounts moving to platforms like ProEx Digital are seeing greater premium reductions due to panel efficiencies.</p> <p>In the EPL space, competitive conditions continue to influence rates. However, underwriters are closely monitoring economic trends, particularly rising corporate bankruptcies, which could shift risk assessment strategies.</p>
Directors & Officers: Public	-10% to Flat	<p>After years of sharp declines, the public D&O insurance market is largely stabilizing, supported by ample capacity. Dual-traded and post-transaction accounts have seen the largest rate cuts due to their inherently higher premiums.</p> <p>New market entrants continue to undercut incumbents, keeping competition high. While U.S. claims are ticking up slightly, the increase hasn't yet shifted the broader market. In contrast, Canadian claims trends remain favourable, helping to balance overall conditions.</p>

Canada Rate Report

Coverage	CAN Rate Guidance	Insights
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Cyber Liability

-15% to +5%

The cyber insurance market is currently soft, with most insureds seeing flat renewals or rate decreases. Some are even securing deeper discounts as insurers aggressively compete for new business. Law firms are a key exception, facing higher rates due to ongoing claims in that sector.

This soft market isn't driven by fewer claims — incidents remain frequent — but by a surge in capacity over the past two to three years. Many new insurers have entered the space, offering both primary and excess cyber coverage, and this aggressive pursuit of market share is pushing rates down. However, as losses begin to mount, especially for newer entrants that will be compelled to adjust their strategies, the market is expected to correct and tighten over time.

Professional Liability: Misc. Errors & Omissions

-10% to Flat

The Miscellaneous Professional Liability (MPL) market is highly competitive, with rates typically flat to down 10%. This broad category covers various professions, and abundant capacity, particularly from MGAs, is the main driver behind falling rates. Insurer appetite remains strong for most MPL classes, though there's less interest in certain real estate professionals and those with higher financial exposures, such as accountants. However, many in these categories are often covered through mandatory or specialized professional programs.

Despite claims inflation, MPL claims remain lower in frequency and severity compared to regulated professions like architects, lawyers and insurance brokers. This favourable loss profile, combined with high capacity, suggests competitive conditions will likely persist.



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