

percent above the bureau or standard rates.] The homeowner's insurance policies to be issued by the [association] ASSOCIATION may be limited to basic market value, repair cost, or actual cash value contracts for owner-occupants of one-to-four-family dwellings, as approved by the Commissioner. The homeowner's insurance shall be implemented through a program entitling eligible applicants for homeowner's insurance to immediate binding of coverage through the [Maryland Joint Insurance] Association pending a reasonable period of time for underwriting and inspection of the premises so as to determine whether the premises meet the underwriting eligibility standards of the program.

(9) The program of operation shall provide a method of recoupment whereby members may recover losses and expenses incurred by the [joint insurance association] ASSOCIATION for which they have been assessed by the [association] ASSOCIATION. To recoup loss and expense assessments, the program of operation shall provide for the calculation of the surcharge or rating factors to be added to direct written premiums for essential property insurance and homeowner's insurance covering property located in this State and shall provide for the adjustment each year for any over or under recoupment of assessment.

(10) The program of operation shall develop a participation credit for habitational dwellings as an offset to member assessment for voluntary writings in those areas of this State with a significant proportion of [joint insurance association] essential property insurance policies OR HOMEOWNER'S INSURANCE POLICIES ISSUED BY OR ON BEHALF OF THE ASSOCIATION. After consultation with the [governing committee] GOVERNING COMMITTEE, the Commissioner shall determine when an area has a significant proportion of association policies.

(11) THE PROGRAM OF OPERATION SHALL PROVIDE THAT THE ASSOCIATION SHALL HAVE NO AGENTS AND THAT THE ASSOCIATION SHALL DO BUSINESS DIRECTLY WITH APPLICANTS OR WITH LICENSED PRODUCERS WHICH REPRESENT APPLICANTS.

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(1) Any person having an insurable interest in real or tangible personal property at a fixed location [in an urban area], who has been unable to obtain essential property insurance or homeowner's insurance, or has been able to obtain such insurance only after application pursuant to § 242(h)(3) OR § 244Q of this article, or has been able to obtain only partial coverage of the value of such property, shall be entitled[,] TO APPLY TO THE JOINT INSURANCE ASSOCIATION FOR SUCH INSURANCE COVERAGE.

(2) [upon] UPON application [therefor] to the [association, to an inspection of the property by the inspection bureau,]