MAPPING THE RISK

Flood Hazard Maps for Your Community May Have Changed: What You Should Know

Flood Risk Profile

Address:

Map Information

FIRM Panel Number:

Effective Map Flood Zone:

Effective Base Flood Elevation (BFE), the level of flood water expected in a Base Flood, or a flood that has a 1-percent-annual-chance of occurring:

Preliminary Map Flood Zone:

Preliminary BFE:

Homeowner Profile

Year Built?

Pre- or Post-FIRM

Primary, Non-Primary Residence or Commercial?

Substantial Damage/Improvement?

What Year?

Foundation Type:

Elevation Certificate (Y/N)

This risk profile is not a legal document and should not be used for official purposes. Risk profiles are meant to be used as advisory tools for general flood hazard awareness and education.

Useful Links and Information on Flood Maps in Your County

Visit Region2Coastal to view the Preliminary FIRMs: http://www.region2coastal.com/preliminaryfirms

Visit www.FloodSmart.gov for information on how to protect against flooding and steps local residents should take to ensure proper insurance coverage to protect their investment.

General Information

Call the FEMA Map Information exchange (FMIX) at 1-877-FEMA-MAP or email femamapspecialist@riskmapcds.com

Notes

Flood Risks and Flood Zones

Flood hazard maps refer to areas of high, moderate, or low risk as "flood hazard zones" and the zones of highest risk as "Special Flood Hazard Areas." The table below summarizes the flood hazard zones and their associated risk levels.

Risk Level	Flood Hazard Zone
High Flood Risk	**AE, A, AH or AO Zone.** These properties have at least a 1-percent chance of flooding in any year, and a 26-percent chance of flooding over the life of a 30-year mortgage. **VE or V Zone.** These properties have at least a 1-percent chance of flooding in any year and also face hazards associated with coastal storm waves. **Insurance note:** High-risk areas are called Special Flood Hazard Areas, and flood insurance is mandatory for most mortgage holders.*
Low or Moderate Flood Risk	**Shaded X Zone.** These properties are outside the high-risk zones. The risk is reduced but not removed. **X Zone.** These properties are in an area of overall lower risk. **Insurance note:** Lower-cost, preferred-rate flood insurance policies (known as Preferred Risk Policies) are often an option in these areas.

* Required for loans provided by federally regulated lenders as well as Government Sponsored Enterprises such as Freddie Mac and Fannie Mae.

Flood Insurance Requirements and Options

When the new flood hazard maps are adopted, flood insurance requirements will change. However, options exist that allow property owners to save money while still protecting their property. The table below summarizes these options.

If Maps Show…	These Requirements, Options and Savings Apply
Change from low or moderate flood risk to high risk	**Flood insurance is mandatory.** Flood insurance will be federally required for most mortgage holders.* Insurance costs may rise to reflect the true (high) risk.
Change from high flood risk to low or moderate risk	**Flood insurance is optional, but recommended. The risk has only been reduced, not removed.** Flood insurance can still be obtained, at lower rates. Twenty-five (25) percent of all flood insurance claims come from low- to moderate-risk areas. **Conversion offers savings.** An existing policy can be converted to a lower-cost Preferred Risk Policy.
No change in risk level	**No change in insurance purchase requirements.** Property owners should talk to their insurance agent to learn their specific risk and take steps to protect their property and assets.

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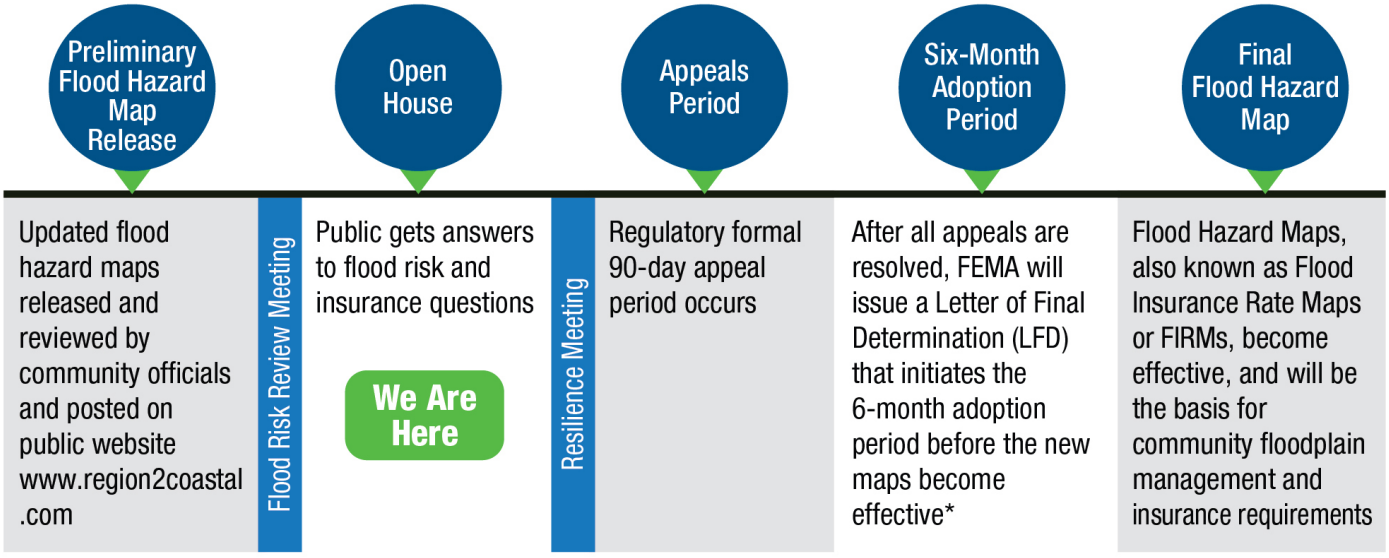
Timeline and Next Steps



*Intended for local officials, no action from homeowners are needed.