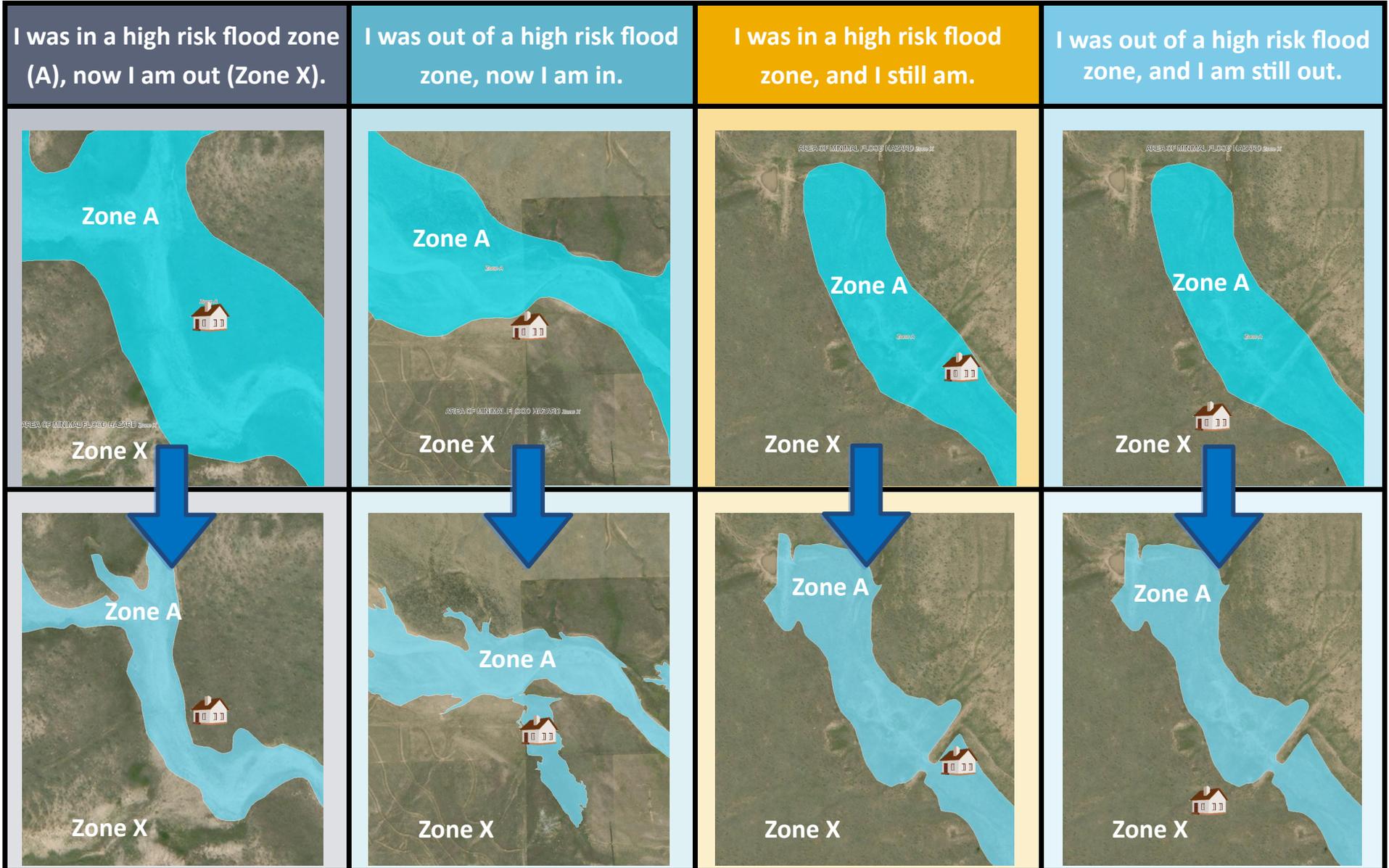


What Does Flood Risk Near My Property Mean to Me?

Flood insurance is only required in a 1% annual chance flood zone (Zone A or Zone AE) shown on FEMA's Flood Insurance Rate Maps (maps) if you have a federally backed mortgage. *Flood insurance is available and recommended everywhere within a community that participates in the National Flood Insurance Program.*



What Does Flood Risk Near My Property Mean to Me?

	I was in a high risk flood zone (A), now I am out (Zone X).	I was out of a high risk flood zone, now I am in.	I was in a high risk flood zone, and I still am.	I was out of a high risk flood zone, and I am still out.
What do I do now?	<ul style="list-style-type: none"> Be aware of when the maps are scheduled to become effective. After the effective adoption date, verify status on FEMA's website. Contact your agent about converting to a Preferred Risk policy (low cost). 	<ul style="list-style-type: none"> Be aware of when the maps are scheduled to become effective. Obtain copy of current effective map clearly showing property location. Purchase Preferred Risk (low cost) policy based on current effective maps now or within 1 year of the effective release date. Contact an engineer or surveyor to get an Elevation Certificate on your building. Consider a Letter of Map Amendment to change flood zone if the Elevation Certificate shows your building is above the new flood risk elevation. 	<ul style="list-style-type: none"> Compare water surface elevation on current maps to new maps. Consider obtaining an Elevation Certificate based on new maps if water surface is going down. Consider a Letter of Map Amendment (LOMA) if your Lowest Adjacent Grade elevation is at or above the water surface elevation. Contact your agent about grandfathering your old water surface elevation if it is lower and you do not qualify for a LOMA. 	<ul style="list-style-type: none"> Wait for effective maps to be adopted. Verify results are still similar to preliminary maps. Keep a copy of the preliminary maps with your building clearly pinned showing it is not in a high risk flood area. Consider getting a Preferred Risk (low cost) policy, especially if in a shaded Zone X as there is still risk of flooding everywhere. Contact local Floodplain Administrator about additional requirements in your area.
Insurance	<ul style="list-style-type: none"> Flood insurance should decrease but is based on the zone of the current effective maps until the new maps are adopted. Flood insurance is optional but recommended. Preferred Risk (low cost) policies are available in Zone X. Low risk does not mean no risk! 30% of annual claims are for buildings in a Zone X areas. 	<ul style="list-style-type: none"> Insurance cost should increase but is based on the zone of the current effective maps until the new maps are adopted. Lender mandatory purchase requirements apply if you have a federally backed mortgage. Newly Mapped rates or Grandfathering will most likely be your best rates. Buy flood insurance within 11 months of the maps being adopted. Do not cancel this policy as it is transferrable if your building is sold to a new owner. 	<ul style="list-style-type: none"> Lender mandatory purchase applies if you have a federally backed mortgage. Insurance can go up or down based on new water surface elevation. Increased risk if the water surface elevation increases/decreased risk if the water surface elevation decreases. Grandfathering rates may be available if water surface elevation is going up. Built-in Compliance benefits may apply for newer homes. Loyal Customer benefits may be available for older homes. You are in a high risk zone, insurance is recommended even if you do not have a federally backed mortgage. 	<ul style="list-style-type: none"> Insurance cost should stay the same Insurance not required for federally backed mortgages. Some low to moderate risk flood areas considered higher risk are shown as shaded Zone X. 30% of annual NFIP claims are in Zone X areas. In the 2013 Colorado floods, about 35% of the claims were in these zones!
Development	<p>Communities typically regulate development based on the more conservative flood risk when maps are being revised. You will likely be held to whichever shows higher risk until the new maps are adopted. If your property is no longer in a high risk area, some development restrictions may be reduced.</p>	<p>Communities typically regulate development based on the more conservative flood risk when maps are being revised. You will likely have development requirements based on new maps from this point forward.</p> <ul style="list-style-type: none"> ⇒ Floodway: You will not be able to develop unless you demonstrate the new development will not raise water surface elevations along the stream ⇒ Floodplain near floodway (fringe): Typically development will be required to be elevated at least 1 foot above nearby floodway elevation. ⇒ No floodway: Required to show impacts will be less than 0.5 foot including other development. 	<p>Communities typically regulate development based on the more conservative flood risk when maps are being revised. You will likely be held to more conservative flood risk until the new maps are adopted.</p> <ul style="list-style-type: none"> ⇒ Floodway: You will not be able to develop unless you demonstrate the new development will not raise water surface elevations along the stream ⇒ Floodplain near floodway (fringe): Typically development will be required to be elevated at least 1 foot above nearby floodway elevation. ⇒ No floodway: Required to show impacts will be less than 0.5 foot including other development. 	<p>Contact your local Floodplain Administrator about additional requirements in your area.</p>

Flood insurance is only required in a 1% annual chance flood zone (Zone A or Zone AE) shown on FEMA's Flood Insurance Rate Maps (maps) if you have a federally backed mortgage. Lenders identify the need for flood insurance and can, at their discretion, require it at other times as well. Rates should always be based on adopted, effective maps.

Flood insurance is available and recommended everywhere within a community that participates in the National Flood Insurance Program.

Development is subject to local ordinances that may be more restrictive than the minimums described here.

Contact your local Floodplain Administrator.