

# FREQUENTLY ASKED QUESTIONS

## **Q: What is a flood map? Why does our community need one?**

**A:** Flood maps identify areas in our community that are at risk for flooding and determine flood insurance rates. Flood maps also provide information to our local community for decisions on developments, renovations, and investments. For example, local builders in our community should use the maps to understand where additional building requirements may apply (i.e., for structures within the floodplain).

## **Q: Why are the flood maps changing?**

**A:** Flood risks change over time due to urban developments, population growth, better technology, and natural weather changes. Maps are updated to better represent our community's current flood risk with these factors in mind.

## **Q: What changes will we see on the new flood maps?**

**A:** It depends – some buildings will be included in the high-risk area, known as the Special Flood Hazard Area. Others maybe be removed from the SFHA. You can view the preliminary maps online at [include community link] and see what changes we are expecting.

## **Q: How are new flood maps created?**

**A:** Flood maps are a collaborative effort between us, state officials, and FEMA. The maps are created with current and historic flood-related data such as infrastructure, land use, hydrology, hydraulics, and existing flood maps.

## **Q: I've lived in my house for 30 years, and it has never flooded. Why am I in a floodplain now?**

**A:** Anywhere it can rain, it can flood. As flood risks change over time, your property may be newly identified in a high-risk flood zone now due to nearby developments or natural weather changes. 98 percent of U.S. counties have experienced a flood, so even if your property has not flooded before, you are still at risk for a potential flood event.

## **Q: Why don't the new maps reflect recent mitigation projects?**

**A:** The process for updating maps can take anywhere from 3 to 7 years, or longer in some cases. The most recent mitigation projects may not be reflected in the latest map changes, but our community will work with FEMA to include this in future updates or through the Letter of Map Change process.

## **Q: Will I have to buy flood insurance?**

**A:** This depends. Flood insurance is required for properties in the high-risk area known as Special Flood Hazard Areas (SFHAs). If a property is in the high-risk zone and currently under a federally-backed mortgage, banks will likely require owners to carry flood insurance.

# FREQUENTLY ASKED QUESTIONS

## **Q: If I'm not in the SFHA, do I need to buy flood insurance?**

**A:** Lenders may require flood insurance if you are near the Special Flood Hazard Area. However, FEMA encourages everyone to purchase flood insurance, regardless of whether they are in the SFHA or not. Floods are the most common and costly natural disaster. Flood insurance can help those impacted land on their feet more quickly after a disaster.

## **Q: Why do I even need flood insurance?**

**A:** Most homeowners policies do not cover flood damage, and just one inch of water can cause \$25,000 worth of damage for a 2,500 sq ft one-story home (assumes an average cost of possessions at \$50,000). Flood insurance protects you and your property and helps ensure you are able to recover more quickly after an event.

## **Q: Why is flood insurance so expensive?**

**A:** Flood insurance is based on a variety of factors, including your level of risk. In moderate- and low-risk areas where flood insurance is not required, the National Flood Insurance Program offers a lower-cost Preferred Risk Policy (PRP) with annual premiums starting at just \$325 a year, which offers a less costly option for property owners.

## **Q: What if I'm in a high-risk area?**

**A:** If you are in a Special Flood Hazard Area and have a federally backed mortgage, you will be required to purchase flood insurance. The National Flood Insurance Program works with private insurance companies to provide flood insurance policies for those in high-risk areas. Contact your insurance agent to talk about flood insurance costs for your home or business.

Additionally, if you are in a high-risk area, you have an increased change of your home flooding. There is a 1% chance of flooding every year and a 26% chance of being flooded at least once over the course of a 30-year mortgage.

## **Q: What is the Preferred Risk Policy?**

**A:** The Preferred Risk Policy offers lower-cost flood insurance to properties in moderate- and low-risk areas. It offers the same quality of coverage as a Standard Flood Insurance Policy at a discounted price.