Flood Zones
How They Effect Property

What is flood insurance?

* Insurance offered by the Federal government for those communities who *choose* to participate in the NFIP
* Rates are set by FEMA/NFIP, not individual insurance agents or brokers
* Rates depend upon many factors including:
* Pre-FIRM or Post-FIRM construction; Elevation of the structures vs. property; Standard policy, grandfather policy or preferred policy

What is a flood letter?

* Provided by a 3rd party vendor such as CoreLogic, Service Link or Certified Flood Systems ($20+)
* These companies have NO RELATION to FEMA or the NFIP; they are privately held companies
* The letter provides an *opinion* as to if the property/land appear to be located in the flood zone based on the flood map and other resources
* It is a starting point for most buyers/lenders to obtain information about if the property is in a flood zone

What is an elevation certificate?

* An elevation certificate is a form that compares information found on a FIRM and the actual elevations as located at the property.
* Can only be performed by a licensed surveyor or licensed engineer ($650+)
* It is used to prove or disprove the zone in which the ***structure/home*** is located.
* Does not address the property/land
* It is used by the insurance agent to determine the flood insurance rate on a property

What is a LOMA (Letter of Map Amendment)?

* A request can be made to FEMA if an elevation certificate is performed and the results are that the property is located within Zone X or above the base flood elevation. The request is to have the structure and/or lot removed from the FlRM.
* Done by filing either a LOMA (amendment) or LOMR (revision)
* Permanently files the information with FEMA