



Flood Insurance Rates, Terms and Costs:

Although there are many different aspects that will impact insurance premiums, a few key elements that will influence insurance rates are 1) building occupancy/use, 2) date of construction, 3) flood zone, and 4) the difference between the Lowest Floor Elevation and Base Flood Elevation.

Example Costs for Buildings in High-Risk Areas:

Pre- or Post-FIRM Primary Residences will receive an annual \$25 surcharge. The insurance premium rates will increase no more than 18% each year.

Non-Primary pre-FIRM Residences will receive an annual \$250 surcharge. These rates have historically been subsidized and are now climbing 25% each year until they reach full-risk rates

Pre-FIRM Businesses will have the same surcharge and rate increases as non-primary residences.

In all cases, using an Elevation Certificate to rate a building does not change the surcharge; however, it is needed to determine full-risk rates and it may eventually help result in a lower premium and possibly lower annual rate increases.

Important terms:

Base Flood Elevation (BFE): The BFE is the minimum Federal regulatory requirement for the elevation or floodproofing of structures. The relationship between the BFE and a structure’s elevation helps determine the flood insurance premium.

Elevation Certificate (EC): The National Flood Insurance Program (NFIP) Elevation Certificate (EC) is a tool used to provide physical features and elevation about a structure to ensure compliance with floodplain ordinances and determine the proper insurance premium rate. ****Contact your local floodplain manager to see if an Elevation Certificate could help you save money.**

High-risk Areas: These are known as Special Flood Hazard Areas (SFHAs) and shown on the flood maps in Zones beginning with the letter “A” and “V”. Flood insurance is required by most lenders in these zones.

Pre - Flood Insurance Rate Map (Pre-FIRM): Pre-FIRM buildings are those built before the effective date of the first FIRM for a community. Pre-FIRM buildings in high-risk areas have been receiving subsidized rates. Post-FIRM buildings are charged full-risk rates.

Primary Residence: A residential home in which the homeowner lives for more than 50% of the year.

Below is a table showing how costs can vary for different structures based on finish floor elevation, year built, and whether or not they have an elevation certificate. Actual rates will vary. Contact your flood insurance agent for more information. **

Single Family Home, <u>in</u> the Special Flood Hazard Area (AE), that is a Slab on Grade construction; rated with and without an Elevation Certificate (EC):				
\$200,000 Dwelling Coverage Lowest Available Deductible No Contents Coverage	Primary Residence		Non-Primary Residence	
	Premium	Surcharge and annual increase	Premium	Surcharge and annual increase
Pre-FIRM, lowest floor elevation is unknown; rated without an EC	\$2173	\$25 – no more than 18%	\$3752	\$250 – 25% per year till full-risk rates
Pre-FIRM, lowest floor is at the BFE; rated with an EC	\$1692	\$25 – no more than 18%	\$1917	\$250 – no more than 18%
Pre-FIRM, lowest floor is below the BFE (-1); rated with an EC	\$2173	\$25 – no more than 18%	\$3752	\$250 – 25% per year till full-risk rates
Pre-FIRM lowest floor is one foot above the BFE (+1); rated with an EC	\$829	\$25 – no more than 18%	\$1054	\$250 – no more than 18%
Post-FIRM, lowest floor at the BFE; EC-rated is required	\$1692	\$25 – no more than 18%	\$1917	\$250 – no more than 18%
Post-FIRM, lowest floor is one foot above BFE (+1); EC-rated is required	\$829	\$25 – no more than 18%	\$1054	\$250 – more than 18%

Single Family Home, in the X or X-Shaded zones, that is a Slab on Grade construction, no Elevation Certificate (EC) required:				
\$200,000 Dwelling Coverage Lowest Available Deductible \$80,000 Contents Coverage	Primary Residence		Non-Primary Residence	
	Premium	Surcharge and annual increase	Premium	Surcharge and annual increase
Pre- or Post-FIRM structure Preferred Risk Policy	\$425	\$25 – no more than 18%	\$650	\$250 – no more than 18%

** There are a lot of variables such as foundation construction, attached garages, vents, equipment height, flood zone, values, deductibles, contents and community CRS class rating that will determine different rates from one structure to another. Contact your insurance agent for exact flood insurance premium. Premiums above based on April 2016 rates.