



LIKE TERMS:

- High Flood Risk Area
- 1% Annual Chance Flood Area
- Base Flood Elevation (BFE)
- “100-year” Floodplain
- Special Flood Hazard Area (SFHA)

DEFINITIONS:

High Flood Risk Area – Area shown on FEMA maps as AE or A zones. This is the area with a 1% annual chance of being equaled or exceeded. On newer maps (~ 2001 on) the high flood risk area is a blue stippling. On older maps it is a darker shading (see below)



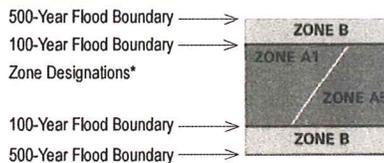
ZONE A
ZONE AE

Medium Flood Risk Area – Area shown on newer FEMA maps as shaded X zone and on older FEMA maps as B zone. This is the area with a 0.2 % annual chance (“500-year”) floodplain.



(Shaded)
ZONE X

High & Medium Flood Risk Area on older (before 2001) maps – The darker gray is the high risk (Zone A, AE or A#) & the light gray is the medium risk area (Zone B).



HOW DO I FIND OUT IF MY COMMUNITY PARTICIPATES IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP)?

Check with your community or go to FEMA’s “Community Status Book” at www.fema.gov/cis/MN.pdf

(Pages 1-12 are participating communities and Pages 13-15 are communities with mapped high flood risk areas that do not participate. Cities not included on either of these two lists do not have FEMA maps & do not participate.)

Flood Insurance - FAQs

Doesn't my homeowners policy cover flooding?

NO. In most cases, flood damage is NOT covered by homeowners’ policies.

Who CAN purchase NFIP flood insurance?

Anyone who lives in a community that participates in the **National Flood Insurance Program (NFIP)** can buy flood insurance. More than 93% of all Minnesotans live in a community enrolled in the NFIP.

NOTE: It is **NOT NECESSARY** for your property to be mapped in a high flood risk area (1% annual chance or “100-year” floodplain) in order to be eligible to purchase flood insurance. You can live anywhere in the community and be in any zone.

Who SHOULD purchase flood insurance?

Being outside of the mapped high flood risk areas is no guarantee of staying dry! There has been 10+ inch rains in localized areas throughout Minnesota. If you live near an area of past flooding, consider purchasing flood insurance.

Can renters purchase NFIP flood insurance?

YES! NFIP flood insurance is sold separately for contents coverage. In most communities, renters can purchase up to \$100,000 coverage for contents.

Who is REQUIRED to purchase NFIP flood insurance?

Property owners are required to purchase flood insurance if the insured structure is located within, or touches, the high flood risk area (1% annual chance or “100-year” floodplain) and if the property is getting a mortgage or loan on it from a federally regulated institution or has received some forms of federal disaster assistance. This includes most types of mortgages, home equity loans, etc.

NOTE: Flood insurance is **MANDATORY** if the **STRUCTURE** is in the high flood risk area. It is **NOT MANDATORY** if just **UNIMPROVED LAND** is in the high flood risk area, however, a lender may have a policy of requiring flood insurance.

HOW do I purchase NFIP flood insurance?

NFIP flood insurance is sold through private insurance companies and agents, and is backed by the federal government. Check with the agent with whom you have your home or automobile insurance. You can also go to www.floodsmart.gov and choose “Agent Locator” under the “Resources” section.

When does a NFIP flood insurance policy become effective?

There is a **30-day waiting period** before flood insurance becomes effective. The waiting period is not applicable in some circumstances, i.e., new policies associated with a new or modified loan or within 13 months of the effective date for a Flood Insurance Rate Map (FIRM) that shows the structure in the high flood hazard area (for the first time).