

LEARN YOUR PROPERTY'S FLOOD RISK

Hurricanes, tropical storms and slow moving storms can create serious runoff and coastal flooding problems in south-central Florida. The result is frequent and costly flooding, not only in high-risk areas but in moderate- to low-risk areas as well. About 25 percent of all flood insurance claims come from lower-risk areas.

Hernando County's new digital flood maps show flood risks property-by-property. Your level of risk helps determine minimum building requirements and your cost of flood insurance. So, learn your risk. Go to www.hernandocounty.us/floodmap/ to view the maps. You can pull up the map that shows your property. Just enter your address.

Questions about flood insurance?

Visit www.FloodSmart.gov or speak with your insurance agent.



Flooding occurs in all 50 states and is the nation's most costly natural disaster

FROM RELEASE TO FINAL ADOPTION

New flood maps are targeted to become effective in the fall of 2011. At that time, any related flood insurance requirements will also take effect. The map adoption process includes a round of community meetings, and a review of citizen concerns. Some property owners may feel that even though part of the property is in a high-risk area, the house or commercial structure itself sits high enough to warrant a lower flood insurance rate. An owner who wishes to challenge the new designation will need to prove that the structure is sufficiently above the elevation that a major flood would reach (known as the base flood elevation). For more details on the appeals and protest process, visit www.hernandocounty.us/floodmap/.

MAP ADOPTION MILESTONES

- July 2010** — Preliminary flood maps released
Start of 90-day Public Comment Period (for filing of appeals and protests)
 - Spring 2011** - SWFWMD and federal review begins
 - Fall 2011** — New flood maps take effect; new flood insurance requirements also take effect
- Visit www.hernandocounty.us to learn more about the mapping process and where and when meetings may be held

For General Information Call (352) 540-6300

Public Open Houses:
Wednesday, August 11, 2010
Thursday, August 12, 2010
3:30 to 7:30 p.m.
Central High School Cafeteria
14075 Ken Austin Parkway
Brooksville, Florida 34601

The federal flood map update project is a joint effort between Hernando County, the Southwest Florida Water Management District and the Federal Emergency Management Agency, in cooperation with association and private sector partners.

MAPPING THE RISK

New Flood Hazard Maps

What Property Owners Should Know



MAPPING THE RISK

Flood risks vary from neighborhood to neighborhood and even property to property, and they can change over time. The likelihood of flooding in some areas has increased due to new development and environmental changes.

New detailed, digital flood hazard maps have been developed to show current risk levels for Hernando County. The new maps, known as Digital Flood Insurance Rate Maps (DFIRMs) replace maps that are more than 25 years old. Planners, local officials, engineers and builders will use the maps to determine where and how to build new structures and developments. Residents and business owners can use the maps to learn their flood risk, and decide the financial and physical steps they need to take to protect against damage and loss.



FEMA Photo/Liz Roll

¹ A BFE is the level that flood waters have a one-percent chance of reaching in any given year

FLOOD MAPS AND FLOOD INSURANCE

With the release of the new flood hazard maps, some property owners will learn that their risk is higher, or lower, than they thought. Others may find out that their Base Flood Elevation (BFE)¹ has changed. A change in risk level can affect what you pay for flood insurance. Flood insurance is a federally underwritten program that helps homeowners, business owners, and renters repair or replace structures and belongings after a flood.

If you have a loan through a federally regulated or insured lender and are in a high-risk area (flood zones labeled with letters beginning with A or V), the federal government requires you to carry flood insurance as a condition of your loan.

However, if you already have a flood insurance policy in place when you are mapped into a high-risk area, your premium can be calculated using the lower risk zone shown on the earlier map. This type of rating is called grandfathering. So, having a policy in advance not only will protect you, but can save you money. The chart below helps explain your options.

| If Maps Show... | These Requirements, Options And Savings Apply |
|--|---|
| <p>Change from low or moderate flood risk to high risk (flood zone B, C, or X to zone A, AE, AH or AO, V, VE)</p> | <p>Flood insurance is mandatory. Flood insurance will be federally required for most mortgage holders. Insurance costs may rise to reflect the true (high) risk.</p> <p>“Grandfathering” can offer savings. The National Flood Insurance Program has “grandfathering” rules to recognize policyholders who built in compliance with the flood map in effect at the time of construction or who maintain continuous coverage. Sometimes, though, using the new flood maps can actually result in a lower premium, especially if the home is high enough above the BFE.</p> |
| <p>Change from high flood risk to low or moderate risk (e.g., flood zone A, AE, AH, AO, to X or shaded X)</p> | <p>Flood insurance is optional but recommended. The risk has only been reduced, not removed. Flood insurance can still be obtained, and at lower rates. About 25 percent of all flood insurance claims come from moderate-to-low-risk areas.</p> <p>Conversion offers savings. An existing policy can be easily converted to a lower-cost Preferred Risk Policy, if the building qualifies. Note that lenders always have the option to require flood insurance in these areas.</p> |
| <p>Increase in the Base Flood Elevation (BFE)</p> | <p>An increase in BFE can result in higher premiums; however, “grandfathering” can offer savings. The National Flood Insurance Program grandfathering rules allow policyholders who have built in compliance with the flood map in effect at the time of construction to keep the earlier base flood elevation to calculate their insurance rate. This could result in significant savings.</p> |
| <p>No change in risk level</p> | <p>No change in insurance rates. However, this is a good time to review your coverages and ensure that your building and contents are adequately protected.</p> |

