Flood Insurance

Property insurance policies sometimes include Flood insurance (usually where it is not needed). But there will most likely be exclusions for properties within the 100 year Flood plain (zones beginning with A or V) and sometimes even within the 500 year Flood plain (zones B, X shaded & X500). Zones X and C are located outside of the 500 year Flood plain.

Flood plain mapping is continually changing and you will want to be certain in which zone your properties are located. Certificates are available and many agents will order them for you. Here is a link to the Flood Zone maps:

https://msc.fema.gov/portal

Ask your agent if you qualify for the Preferred Program. The savings is substantial.

Flood insurance is available through agents who often use a servicing company to access the National Flood Insurance Program (NFIP). The maximum limits available are $500,000 building and $500,000 contents.

If you have property in the B zones (500 year), you may have another problem. Generally thought to be in a moderate to low risk area (outside of the 100 year Flood plain), B zones are defined as 1) an area inundated by 500-year flooding; 2) an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or 3) an area protected by levees from 100-year flooding. Therefore, a property in a B zone may still be subject to the 100 year Flood plain limitations if 2) or 3) apply.

Some districts have buildings that are situated on property that is located within the 100 year Flood plain, but have elevated those buildings such that the buildings themselves are above the Flood plain elevation. Doing so will probably not remove the necessity for primary Flood insurance.

Remember, the Flood plains are constantly changing. Some buildings that were not originally in the 100 year plain, may now be within it.

Some risk pools do not show the entire deductible on their Contribution and Coverage Summary, because the deductible shown is actually in excess of the NIFP insurance limit whether or not purchased..