Flood Insurance: Protecting You and Your Investment!

- If your home is in a FEMA floodplain and you finance it with a loan backed by the federal government, then flood insurance is mandatory. Even when not required by law, the District always recommends purchasing flood insurance if you are located in or close to any floodplain or near a wash.
- Do not delay. In most cases, flood insurance policies can take up to 30 days to go into effect. Contact your local insurance agent, or any licensed property insurance agent or broker to obtain flood insurance coverage.
- Federal, state and local assistance is rare and is never guaranteed, so flood insurance is likely your best step toward a quicker recovery following flood damage. You can submit a flood insurance claim after a qualifying event and a flood insurance policy usually provides more funds for recovery than other disaster relief insurance, which may also take longer to access.
- Visit [www.FloodSmart.gov](http://www.FloodSmart.gov) or call 1-800-427-4661 to learn more about flood insurance.
Why Flood Insurance is Important

- Flooding is the most common and costly natural disaster in the United States, and it often happens outside of FEMA mapped floodplains. Always remember that flooding can happen anywhere, at any time, and to anyone. Where it can rain, it can flood.
- Homeowner’s and renter’s insurance policies do not cover flood damage.
- Spend now to save later. Just a single inch of floodwater can cause $25,000 in damage to your home. Data suggests that $1 of pre-flood mitigation efforts (money spent before a disaster) helps to save $4 in recovery costs.
- Flood insurance can help owners recover from flood events quicker and provide funds to help rebuild safer.
- If affordability is an issue but you want to protect yourself, consider a flood insurance policy that is for less than the full value of your home. It will provide benefits from floods that don’t cause substantial damage.

Elevation Certificates

- While not required for insurance, homeowners may acquire an elevation certificate which provides more accurate elevation information about their building. The elevation certificate will show the structure’s finished floor elevation relative to the BFE on the property. The higher the finished floor, the lower the risk and the lower the flood insurance premium. Homeowners can then submit the elevation certificate to their insurance agent to determine if it will lower their rate.
- Contact the District to see if a completed Elevation Certificate is on file. If it isn’t, the District will provide resources to help you get one.

The Community Rating System & Policy Discounts

- The CRS is designed to recognize and reward communities that work to reduce flood damages through various floodplain management and flood awareness activities that exceed minimum federal standards.
- The District participates in the CRS and is currently rated as a Class-3 community by the NFIP. This rating results in up to a 35% reduction in flood insurance premiums for properties within Pima County.

Risk Rating 2.0: How a Policy is Determined

- FEMA began using Risk Rating 2.0 on October 1, 2021, to establish a new risk-informed rating plan that incorporates a broader range of flood frequencies and sources to help price all new and renewing flood insurance policies. All policies renewing on or after April 1, 2022 are subject to the Risk Rating 2.0 rating methodology.
- FEMA refers to Risk Rating 2.0 as “Equity in Action”, with a goal of making insurance premiums fair to all. The updated pricing methodology provides more accurate flood insurance premiums which will better communicate flood risk to individuals while promoting action to mitigate against flooding.
- The FEMA pricing methodology enables insurance agents to deliver rates that are actuarially sound, equitable, easier to understand and better reflect a property’s unique flood risk. This provides more transparency to policyholders and may help them understand their property’s flood risk and how it is reflected in their cost of insurance.

What is Covered Under Flood Insurance

- Property owners in Pima County may purchase flood insurance that will cover structures and their contents from losses due to flooding. Renters may purchase contents only policies.
- Improvements such as fencing, walls, swimming pools, landscaping or small storage sheds, however, are usually not covered by this insurance.
- Your individual policy will specify the kind and amount of coverage it provides. Direct physical losses resulting from flood events are covered, as are losses due to flood-related erosion. Damages caused by debris and mudslides are also usually covered.
- Call your insurance agent to discuss purchasing flood insurance, and to determine what policy is needed for you and your structures, and call the District to see what flood zone you are impacted by.
- The maximum amount of flood insurance a property owner can obtain is $250,000 for a structure, and $100,000 for contents.

Acronyms

• BFE – Base Flood Elevation
• CRS – Community Rating System
• District – Pima County Regional Flood Control District
• FEMA – Federal Emergency Management Agency
• NFIP – National Flood Insurance Program