

What You Need to Know About Flood Insurance



Do I need it?

YES! Everyone needs flood insurance and for some of us it is a requirement. Lenders are required to obtain a flood determination on any loan, extension, increase or renewal. If the structure is in a Special Flood Hazard Area, then flood insurance is required. Some grants require flood insurance also.

- Coverage is available up to \$250,000 on the building and \$100,000 on the contents for residential structures.
- Businesses can get flood insurance also. Speak to your insurance agent for rates.
- Everyone can (and should!) get flood insurance.

What are insurance premiums based on?:

- Flood zone
- Base flood elevation requirement
- Elevation of finished floor/lowest horizontal member
- Other factors

I rent – can I get flood insurance?

Yes, renters can (and should) obtain a flood policy on their contents only.

I don't know if I live in a flood zone – who do I call?

Contact [Karen Thornhill](#), floodplain manager at 850-981-7029 or visit www.santarosa.fl.gov/knowyourszone.

I don't live in a flood zone – I don't need flood insurance.

Everyone lives in a flood zone. The question is - what is your risk? Hurricane Ivan in 2004 and the severe rain event in 2014 flooded streets and structures that were listed as Zone X or Shaded X. These zones are areas of minimal flooding. Most of these residents, unfortunately, did not have flood insurance and *homeowners insurance does not cover flooding*. We recommend that all citizens obtain flood insurance, it is piece of mind in case the unthinkable should happen and a drop in the bucket compared to the cost of flood damage.

I can't get flood insurance.

Yes, you can. Santa Rosa County participates in the National Flood Insurance Program which means flood insurance is available to all.

I have a flood policy and on the deck page there is "CRS Discount." What is this?

Santa Rosa County participates in the Community Rating System – a voluntary program which rates activities and issues a class rating which correlates into discounts to flood insurance policy holders. Currently Santa Rosa County is a class 5, which entitles policy holders to 25% off.

Flood insurance is expensive.

Flood insurance is relatively inexpensive. Thanks to our Class 5 CRS rating, a flood policy can be as low as \$112 a year.

Remember:

- There is a waiting period of 30 days to get flood insurance unless it is a requirement of a loan or if the maps change.
- DO NOT wait until there is an impending tropical event to purchase a policy.
- You will need an elevation certificate for a Special Flood Hazard Area. Call 850-981-7029 to see if one is on file.
- Flood insurance is available to everyone in Santa Rosa County.
- See an insurance agent TODAY about purchasing flood insurance.
- While not mandated by law, a lender may require a flood insurance policy, as a condition of a loan, for a property in any zone on a Flood Insurance Rate Map.