**FREQUENTLY ASKED QUESTIONS**

**Why do banks require homeowners to purchase flood insurance?**
Flood insurance is required for insurable structures within the SFHA to protect federally funded or federally backed investments and assistance used for acquisition and/or construction purposes within communities participating in the NFIP. If a lending institution is federally regulated or making federally-backed loans, it must review the National Flood Insurance Program (NFIP) maps to determine if the building is located in a Special Flood Hazard Area (SFHA). If the bank makes such a determination, it must require the borrower to purchase flood insurance.

**I have flood insurance and my house is in an SFHA according to the current flood map. The new flood map shows my house as being removed from the SFHA. Will I have to continue to carry flood insurance when the new map takes effect?**
If you have Federal or federally related financing for your home, you will no longer have a Federal requirement to purchase flood insurance when the new flood map takes effect. However, lenders still have the right to require flood insurance, even for buildings no longer in an SFHA. If you want to continue coverage after the new maps take effect, you may be eligible for much lower rates based on your home being outside the SFHA.

**My house is not in an SFHA according to the current flood map, but the new map will show it as being an SFHA. Will I have to purchase flood insurance when the new map officially takes effect?**
Yes, if you have Federal or federally related financing for your home and you do not already have flood insurance. Your lender will contact you once the new map takes effect and require you to purchase flood insurance. If you do not purchase the insurance within 45 days after being notified, the lender can purchase the insurance for you at a higher premium and charge you for the cost.

**If your house does not appear to lie in the SFHA shown on the map, what can you do?**
If only a portion of your property is within the floodplain, but the house is not in the floodplain, there are no federal requirements for the purchase of flood insurance. If you feel that the FIRM does not show your house to be within the special flood hazard area, you should contact your lender to make sure that they have correctly located your property and your house. If you disagree with the lending institution's determination, you may request FEMA completes a Letter of Determination Review. Occasionally a lending institution may require insurance if it determines that a part of your lot is in the SFHA. The NFIP does not insure land. However, even if you submit evidence that your building is out of the floodplain, the bank may still decide to require insurance on your building.

**If your house appears to lie in the SFHA shown on the map, what can you do?**
If the house is shown to be within the floodplain on the FIRM, the only way to remove the flood insurance purchase requirement is to apply to FEMA for a letter of map amendment (LOMA). A LOMA requires that the property owner submit elevation information that demonstrates that the structure is above the 100-year flood elevation. The elevation certificate and the LOMA application can be downloaded from FEMA's website.