

## FLOOD INSURANCE

Some structures are more vulnerable to flooding than others. Insurance to cover your structure (and possibly the contents) in case of flood damage is very specific insurance that must be purchased separately as it is not included in a typical homeowner's insurance policy. The flood damage we are talking about here is for river and canal flooding, rising groundwater, severe thunderstorms or similar natural occurrences; typical homeowner's policies would cover damage if a plumbing pipe were to break and flood your home.

***What is important to note is that a flood-insurance policy must be in effect for a minimum of thirty days before any damage occurs for you to have coverage.***

Often times it is those structures located in a designated flood-plain on the *Flood Insurance Rate Maps* that are **required** to be covered by flood insurance when a lender is involved. If you decide to declare a higher value of coverage than your lender requires, or if there is no lender involved and you are paying for flood insurance on your own accord, it is simply that your premium is based on the value of coverage requested.

Each policy is surely unique. Some homes are actually built in areas that may be declared as a flood-plain based on its proximity to a river. A home that was built in such an area but elevated to a height (certified by an licensed engineer or surveyor) to safeguard the structure from flood damage in a *100-year event* will be given more favorable consideration than a home in the same area that has no such documentation or may not meet the same elevation criteria.

Your home may be situated at the bottom of a steep hill well away from a river. Your lender may not be aware of the potential risk or simply have no requirements for flood insurance when structures are outside of a designated flood-plain. You, however, may realize the potential for flood damage in the event of a severe thunderstorm and want to purchase a flood-insurance policy for your own peace of mind. Talk to your lender or your insurance agent for more details, and be certain that your policy is in effect at least thirty days before any anticipated events should you choose (or be required) to purchase such coverage.

Please visit the Community Development Department on the second floor of City Hall should you have questions about your flood-plain designation, or if we can be of further assistance. City Hall is located at 360 Main Street in Delta.