



MAPPING THE RISK

FLOOD MAP MODERNIZATION



Learn Your Property's Flood Risk — Online

Floods can — and do — occur throughout Hillsborough County. The 1997/1998 El Niño storms showed that flooding not only occurs in high-risk areas but in low- and moderate-risk areas, as well. Over 50 percent of properties flooded during these storms were in areas designated as low or moderate risk.

The county's new digital flood maps show flood risks property-by-property. Learn your risk. Go to www.hillsboroughcounty.org and click on the MAPPING THE RISK link. You'll find information on how to use the maps. And you can pull up the map that shows your property. Just enter your address.

From Release To Final Adoption

The new flood maps will be adopted in the fall of 2006. At that time, the new insurance requirements will take effect. The map adoption process includes a round of community meetings, and a review of citizen concerns. Some property owners may feel that even though part of the property is in a high-risk area, the house or commercial structure itself sits high enough to warrant a lower flood insurance rate. Owners who wish to challenge the new designation will need to prove that the structure is sufficiently above the base flood elevation. For more details on the appeals and protest process, visit www.hillsboroughcounty.org.

New Flood Hazard Maps

What Property Owners Should Know

THE MAP ADOPTION PROCESS

- October 19, 2005** — Preliminary maps released
 - December 1, 2005** (approx.) — Start of 90-day Public Comment Period (for filing of appeals and protests)
 - March 2006** (approx.) — County and federal review begins
 - Fall 2006*** — Maps adopted; new insurance requirements take effect
- Visit www.hillsboroughcounty.org to see the preliminary maps and learn when map changes take effect
- For general information call**
The Hillsborough County Citizen Action Center at 813-272-5900. Open 7 a.m.–11 p.m., seven days a week.
- * Date subject to change pending completion of review process*



Flooding in Hillsborough County not only occurs in coastal areas but also near rivers and in other inland areas.

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The map modernization project is a joint effort between Hillsborough County and the Federal Emergency Management Agency, in cooperation with association and private sector partners.



G. Matheson/FEMA News Photo

Mapping The Risk

Flooding is the most frequent and costly hazard in Hillsborough County, and the first step in flood protection is knowing your flood risk.

Flood risks vary from property to property, even in the same neighborhood. And risks can change over time due to erosion, land use and other factors. The county has now completed a major effort to develop detailed, digital flood hazard maps that reflect current flood risks and areas of recent growth. The new maps replace maps that are up to 25 years old. Planners, local officials, engineers and builders can use the maps to make important determinations about where and how to build new structures and developments. Residents and businesses can use the maps to learn their risk, and decide the financial steps they need to take to protect against damage and loss.



Flood Maps And Flood Insurance

With the release of the new maps, some property owners will learn that their risk is higher, or lower, than they thought. If you receive a letter from the county announcing a change in your flood risk status, the change may affect what you pay for flood insurance. Flood insurance is a federally underwritten program that can help you repair or replace your structure and belongings after a flood.

The federal government requires mortgage holders in high-risk areas (known as Special Flood Hazard Areas) to carry flood insurance. However, if you are mapped into a high-risk area, and already have flood insurance when the maps are officially adopted next fall, your premium will stay at the current lower risk level when your policy renews.

IF MAPS SHOW...	THESE REQUIREMENTS, OPTIONS AND SAVINGS APPLY
Change from low or moderate flood risk to high risk	Flood insurance is mandatory. Flood insurance will be federally required for most mortgage holders. Insurance costs may rise to reflect the true (high) risk. Grandfathering offers savings. The National Flood Insurance Program (NFIP) has "grandfather" rules to recognize policyholders who have built in compliance with the flood map or who maintain continuous coverage. Talk with your insurance agent about the ways you can save.
Change from high flood risk to low or moderate risk	Flood insurance is optional, but recommended. The risk is reduced, <i>not removed</i> . Flood insurance can still be obtained, and at lower rates. Twenty to 25 percent of all flood insurance claims come from low- or moderate-risk areas. Conversion offers savings. An existing policy can be converted to a lower-cost Preferred Risk Policy for those properties that qualify.
No change in risk level	No change in insurance rates. Most homeowner insurance policies do not cover damages due to flooding. Talk to your insurance agent to learn your specific risk and the steps you can take to protect your property and assets.

Questions about maps? Visit www.hillsboroughcounty.org or, for general information, call the Hillsborough County Citizen Action Center at 813-272-5900. It's open 7 a.m.–11 p.m., seven days a week.

Questions about flood insurance? Visit www.FloodSmart.gov, or speak with your insurance agent.