

# Appendix F: Community Rating System

## I. General Information

The Community Rating System (CRS) is a voluntary program for communities participating in the NFIP. The CRS offers NFIP policy premium discounts in communities that develop and execute extra measures beyond minimum floodplain management requirements to provide protection from flooding.

## II. Community Eligibility

A community's eligibility for the CRS depends upon participating in the Regular Program and maintaining full compliance with the NFIP. CRS flood insurance policy premium discounts range from 0 percent to 45 percent depending on the community's floodplain management measures and activities.

## III. CRS Premium Discount Eligibility

### A. Premium Discount Eligibility by Policy Rating Category

**Table 1** highlights CRS premium discount eligibility by policy rating category.

**Table 1. CRS Premium Discount Eligibility by Policy Rating Category**

Flood Zone	Eligible for CRS Premium Discount	Not Eligible for CRS Premium Discount
All Flood Zones	Pre-Flood Insurance Rate Map (FIRM) Buildings	N/A
B, C, X, D, A99, AR, and AR Dual Zones (AR/A, AR/AE, AR/ A1–A30, AR/AH, and AR/AO)	Post-FIRM Buildings	N/A
A Zones (AE, A1–A30, Unnumbered A, AO, AH)	Post-FIRM <b>Non-Elevated</b> Buildings where the elevation difference used for rating is 0 feet or higher or with subgrade crawlspace certification from a community official	Post-FIRM <b>Non-Elevated</b> Buildings where the elevation difference used for rating is –1 foot or lower or with no subgrade crawlspace certification from a community official
A Zones (AE, A1–A30, Unnumbered A, AO, AH)	Post-FIRM <b>Elevated</b> Buildings <sup>1</sup> where the elevation difference used for rating is 0 feet or higher	Post-FIRM Elevated Buildings where the elevation difference used for rating is –1 foot or lower
V Zones (VE, V1–V30, Unnumbered V)	'75–'81 and Post-'81 Post-FIRM <b>Non-Elevated</b> Buildings where the elevation difference used for rating is 0 feet or higher	'75–'81 and Post-'81 Post-FIRM <b>Non-Elevated</b> Buildings where the elevation difference used for rating is –1 foot or lower

**Table 1. CRS Premium Discount Eligibility by Policy Rating Category** *continued*

Flood Zone	Eligible for CRS Premium Discount	Not Eligible for CRS Premium Discount
<b>V Zones (VE, V1–V30, Unnumbered V)</b>	<p>'75–'81 and Post–'81 Post-FIRM <b>Elevated</b> Buildings where the elevation difference used for rating is 0 feet or higher.</p> <p>'75–'81 and Post–'81 Post-FIRM <b>Elevated</b> Buildings with:</p> <ul style="list-style-type: none"> <li>• Unfinished enclosure where the elevation difference used for rating is 0 feet or higher, with no machinery or equipment below the Base Flood Elevation (BFE); <i>or</i></li> <li>• Unfinished enclosure used only for parking, access, or storage with breakaway walls regardless of size, with no machinery or equipment below the BFE.</li> </ul>	<p>'75–'81 and Post–'81 post-FIRM <b>Elevated</b> Buildings where the elevation difference used for rating is –1 foot or lower</p> <p>'75–'81 and Post–'81 Post-FIRM <b>Elevated</b> Buildings with:</p> <ul style="list-style-type: none"> <li>• No enclosure where the elevation difference used for rating is –1 foot or lower; <i>or</i></li> <li>• Enclosure with non-breakaway walls where the elevation difference used for rating is –1 foot or lower; <i>or</i></li> <li>• Machinery or equipment below the BFE; <i>or</i></li> <li>• Finished enclosure below the BFE.</li> </ul>

1. Contact the insurer for CRS discount eligibility for Post-FIRM Elevated Buildings having an elevator below the BFE.

## B. Ineligible for CRS Premium Discounts

The following policies are not eligible for CRS premium discounts:

- Emergency Program Policies
- Preferred Risk Policies (PRP)
- Newly Mapped Policies
- Mortgage Portfolio Protection Program Policies (MPPP)
- Group Flood Insurance Policies
- Post-FIRM buildings located in a Special Flood Hazard Area (SFHA) where the elevation difference used for rating is at least 1 foot or more below the BFE, with the following exceptions:
  - Post-FIRM V-Zone buildings with unfinished breakaway wall enclosures and machinery or equipment at or above the BFE.
  - A building with a subgrade crawlspace with certification from a community official. The letter signed by the community official that certifies a subgrade crawlspace exception must contain the following statement:

“I certify that the building located at \_\_\_\_\_ has a crawlspace that was built in compliance with the NFIP requirements for crawlspace construction as outlined in FEMA Technical Bulletin 11-01, Crawlspace Construction for Buildings Located in Special Flood Hazard Areas.”

## IV. CRS Classes and Discounts

The CRS recognizes measures for flood protection and flood loss reduction. The four main activity categories include Public Information, Mapping and Regulation, Flood Damage Reduction, and Flood Preparedness.

In order to participate in the CRS, a community must complete and submit an application to FEMA. Subsequently, FEMA reviews the community's floodplain management efforts

and assigns the appropriate CRS classification based on credit points earned for various activities. A community's classification may change depending on the level of continued floodplain management efforts. Classifications range from 1 to 10 and determine the premium discount for eligible flood insurance policies (see Table 2 below). All community assignments begin at Class 10 with no premium discount. Communities with a Class 1 designation receive the maximum 45 percent premium discount.

**Note:** If a community's CRS class changes, or a given policy's eligibility for a CRS discount changes, midway through a policy term, any resulting adjustment to the CRS discount applies only at the next policy renewal.

**Table 2** highlights the available CRS premium discounts organized by class and flood zone.

**Table 2. CRS Premium Discounts by Class and Flood Zone**

Class	Discount	Class	Discount
<b>Zones A, AE, A1–A30, V, V1–V30, AO, and AH (SFHA)</b>			
1	45%	6	20%
2	40%	7	15%
3	35%	8	10%
4	30%	9	5%
5	25%	10	—
<b>Zones B, C, X, D (Non-SFHA); A99, AR, AR Dual (SFHA)<sup>1</sup></b>			
1	10%	6	10%
2	10%	7	5%
3	10%	8	5%
4	10%	9	5%
5	10%	10	—

1. For the purpose of determining CRS discounts, all AR and A99 Zones are treated as non-SFHAs.

## V. Elevation Certificates and Map Information for Agents

- After the date of application for CRS classification, communities must maintain FEMA ECs and Floodproofing Certificates for new and substantially improved construction in the SFHA.
- Some CRS communities receive credit for completing ECs for Post-FIRM buildings constructed prior to the CRS application date. Agents may request copies of these certificates from the community.
- Many CRS communities receive credit for providing residents, agents, and others with information that includes a property's flood risk zone and BFE from the community's FIRM. The community, if receiving this credit, must publicize the availability of the service once a year.

## VI. CRS Eligible Communities

A list of all current CRS eligible communities and their status can be found at: <https://www.fema.gov/flood-insurance/rules-legislation/community-rating-system>.

**This page is intentionally blank.**