BOROUGH OF BEACH HAVEN - 2020
FLOOD INSURANCE PURCHASE REQUIREMENT

Long Beach Island will be facing nor'easters, hurricanes, and winter storms. Tidal flooding is a real concern and all homeowners should have flood insurance. For more information on the National Flood Insurance Program call 800-427-4661. For an agent in your area call 800-720-1093 or visit http://www.floodsmart.gov. Flood insurance is available to all Borough residents and renters even if the property has been flooded in the past.

Flood insurance rate maps are on file in the Borough Building Department. For a determination of your flood zone, or for a personal consultation on flood mitigation and retrofitting of your flood prone home please call 609-492-0909.

NFIP: This community participates in the National Flood Insurance Program (NFIP). The NFIP makes federally backed flood insurance available for all buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks, a lake or ocean storm, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: structural and contents. Structural coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately provided the contents are in an insurable building.

Mandatory Purchase Requirement: The mandatory purchase requirement applies to all forms of federal or federally related financial assistance for buildings located in a Special Flood Hazard Area (SFHA). This requirement affects loans and grants for the purchase, construction, repair, or improvement of any publicly or privately owned building in the SFHA, including machinery, equipment, fixtures and furnishings contained in such buildings.

Financial assistance programs affected include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and FEMA. The requirement also applies to secured mortgage loans from financial institutions such as commercial lenders, savings and loan associations, savings banks, and credit unions, which are regulated, supervised or insured by federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision. It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

How it Works: Before a person can receive a loan or other financial assistance from one of the affected agencies or lenders, there must be a check to see if the building is in an SFHA. The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM). It is shown as one or more zones that begin with the letter “A” or “V”.

Copies of the FIRM are available for review in the **Building Department and the Borough Clerks office**. Many lenders and insurance agents also have copies. It is the agency's or the lender's responsibility to check the FIRM to determine if the building is in an SFHA, although many communities provide assistance.

If the building is in a SFHA, the agency or lender is required by law to require the receipt to purchase a flood insurance policy on the building. The requirement is for structural coverage equal to the amount of the loan (or other financial assistance), or the maximum amount available, whichever is less. The maximum amount available for a single-family house is $250,000.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping and vacant lots it does not affect loans for buildings that are not in the SFHA, even though a portion of the lot may be flood prone. 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 FIRM.

The Borough of Beach Haven has attained a Class rating of 5, which means that your property qualifies for a 25% discount on your flood insurance. The National Flood Insurance Program website is located at **http://www.fema.gov/nfip**. For an insurance agent in your area call 800-720-1093.

This notice was created for the information and convenience of the members of the Community. We hope this will help all to understand the flood insurance requirements. For more information or to speak to the CRS Coordinator, on the subject of Flood Mitigation please call 609-492-0111 Ext. 234 or via email at emergmgmt@beachhaven-nj.gov.