

Flood Insurance: What You Need to Know

Flood insurance is available to homeowners, renters, condo owners/renters, and commercial owners/renters. Costs vary depending on how much insurance is purchased, the type of coverage (for buildings, personal property, or both) and the level of flood risk.

The City and County of Denver recommends that property owners and renters consider flood insurance even if it not required, especially in areas that are prone to flooding. Most homeowner’s insurance policies do NOT cover damage from floods. The cost of flood insurance in low to moderate risk flood zones can be inexpensive and provide peace of mind.

FEMA Flood Risk Areas

The Special Flood Hazard Areas (SFHAs) that may affect your property are high flood risk areas designated by FEMA as Zones A, AE, AH, AO, AR, and A99. The FEMA SFHAs are subject to inundation (flooding) by the 1% annual chance flood event (100-year flood). Properties in these zones are more prone to flooding and are at increased risk during large storms. Over the course of a 30-year mortgage, there is a 26% chance that a property will be affected by a 100-year flood event.

**FLOOD
INSURANCE
REQUIRED**
High Risk

Zone A	Zone AO
Zone AE	Zone AR
Zone AH	Zone A99

**FLOOD INSURANCE
OPTIONAL**
Low to moderate risk

Zone X (unshaded)
Zone X (shaded)
Zone D

- If a primary building is within the FEMA designated SFHA *and* the owner has has federally backed lending (e.g., mortgage or business loan) the owner is required under federal law to carry flood insurance to protect the structure.
- Even if not required by federal law, lenders can require flood insurance for any reason.
- If the property is owned outright, flood insurance is optional for the property owner.

The City & County of Denver participates in the National Flood Insurance Program (NFIP), and residents in the SFHA may be eligible for discounts thanks to the city's proactive stormwater and floodplain management efforts. NFIP policies are backed by the federal government and are available to everyone, even for properties that have been flooded. Flood insurance may also be available through the private insurance market; talk to an insurance agent who has experience with flood policies, and check out the NFIP website at floodsmart.gov.

For other flood insurance questions, call the FEMA Flood Insurance Hotline at 1-877-336-2627



More information at denvergov.org/flood