

Flood Facts:

- Everyone lives in a flood zone. (For more information, visit Floodsmart.gov)
- Most homeowners insurance does not cover flood damage.
- If you live in a Special Flood Hazard Area (SFHA) or high-risk area and have a federally backed mortgage, your mortgage lender requires you to have flood insurance.
- Just a few inches of water from a flood can cause tens of thousands of dollars in damage.
- Flash floods often bring walls of water 10 to 20 feet high.
- A car can easily be carried away by just two feet of floodwater.
- Hurricanes, winter storms and snowmelt are common (but often overlooked) causes of flooding.
- New land development can increase flood risk, especially if the construction changes natural runoff paths.
- Federal disaster assistance is usually a loan that must be paid back with interest. For a \$50,000 loan at 4% interest, your monthly payment would be around \$240 a month (\$2,880 a year) for 30 years. Compare that to a \$100,000 flood insurance premium, which is about \$400 a year (\$33 a month).
- Homes and businesses may qualify for the low-cost Preferred Risk Policy, with premiums starting as low as \$129 for a home and its contents and \$643 for a commercial building and its contents.*
*\$129 residential annual premium provides \$20,000 building and \$8,000 contents coverage. \$643 commercial annual premium provides \$50,000 building and \$50,000 contents coverage.
- Because the Town of Surfside Beach participates in the National Flood Insurance Program, you are eligible to purchase flood insurance.
- In most cases, it takes 30 days after purchase for a policy to take effect, so it's important to buy insurance before the storm approaches and the floodwaters start to rise.
- In a high-risk area, your home is more likely to be damaged by flood than by fire.
- Anyone can be financially vulnerable to floods. People outside of high-risk areas file nearly 25% of NFIP claims and receive one-third of disaster assistance for flooding.
- From 2003 to 2012, total flood insurance claims averaged nearly \$4 billion per year.
- The Town participates in the Community Rating System (CRS), which may help reduce your insurance cost between 5% and 45% for structures located within a Special Flood Hazard Area and 5% to 10% for those structures outside of the Special Flood Hazard Areas.
- The two most common reimbursement methods for flood claims are: Replacement Cost Value (RCV) and Actual Cash Value (ACV). The RCV is the cost to replace damaged property. It is reimbursable to owners of single-family, primary residences insured to at least 80% of the building's replacement cost.