

Chehalis Basin Flood Insurance Data

NFIP Policies in Effect as of 3/14/2018						
Community	Premium	V Zone	A Zone	X Zone	Total	Coverage
ABERDEEN, CITY OF	\$ 809,378	0	472	71	543	\$ 93,266,200
BUCODA, TOWN OF	\$ 40,210	0	40	7	47	\$ 7,590,100
CENTRALIA, CITY OF	\$ 641,138	0	470	257	727	\$ 167,272,200
CHEHALIS, CITY OF	\$ 351,758	0	206	27	233	\$ 66,348,300
COSMOPOLIS, CITY OF	\$ 4,968	0	4	7	11	\$ 1,898,800
ELMA, CITY OF	\$ 3,414	0	0	8	8	\$ 1,412,800
GRAYS HARBOR COUNTY*	\$ 409,975	13	151	258	422	\$ 95,629,100
HOQUIAM, CITY OF	\$ 971,404	0	649	14	663	\$ 85,003,200
LEWIS COUNTY *	\$ 748,587	0	529	468	997	\$ 236,337,800
MONTESANO, CITY OF	\$ 10,538	0	4	2	6	\$ 2,424,400
NAPAVINE, TOWN OF	\$ 351	0	0	1	1	\$ 280,000
OAKVILLE, CITY OF	\$ 3,762	0	0	6	6	\$ 1,648,100
PE ELL, TOWN OF	\$ 3,497	0	2	2	4	\$ 1,167,100
THURSTON COUNTY *	\$ 403,966	6	255	435	696	\$ 175,345,300
Total	\$4,402,946	19	2,782	1,563	4,364	\$935,623,400

NFIP Claims 1978 - 2017			
Community	Claims	Paid	
ABERDEEN, CITY OF	333	\$2,824,657	
BUCODA, TOWN OF	43	\$257,008	
CENTRALIA, CITY OF	735	\$26,012,107	
CHEHALIS, CITY OF	514	\$28,128,923	
COSMOPOLIS, CITY OF	4	\$5,928	
ELMA, CITY OF	18	\$487,641	
GRAYS HARBOR COUNTY*	225	\$4,675,351	
HOQUIAM, CITY OF	237	\$3,658,789	
LEWIS COUNTY *	749	\$22,972,093	
MONTESANO, CITY OF	15	\$195,095	
NAPAVINE, TOWN OF	0	0	
OAKVILLE, CITY OF	8	\$231,456	
PE ELL, TOWN OF	1	\$37,771	
THURSTON COUNTY *	237	\$3,580,011	
Total	3,119	\$93,066,830	

* County numbers are for unincorporated areas only and include policies on properties outside the Chehalis Basin

Loss of Coverage 2014 – 2018				
Community	5/31/2014	3/14/2018	Loss	
Aberdeen	905	543	40%	
Bucoda	66	47	29%	
Centralia	910	727	20%	
Chehalis	252	233	8%	
Cosmopolis	15	11	27%	
Elma	N/A	8	N/A	
Grays Harbor County *	545	422	23%	
Hoquiam	1,146	663	42%	
Lewis County *	1,233	997	19%	
Montesano	3	6	N/A	
Napavine	0	1	N/A	
Oakville	10	6	40%	
Pe El	6	4	33%	
Thurston County *	802	696	13%	
Total	5,893	4,364	26%	

Elevation Rated – October 2017 Flood Insurance Manual

Single family house, one floor, slab on grade foundation

Building coverage: \$100,000 CRS Class: 6

Deductible factor: 1.000

Zone	Height	First \$60,000		Additional Coverage		ICC Premium	Sub Total	CRS Discount	Sub Total	Reserve Fund	HFIAA Surcharge	Federal Policy Fee	Total Premium
		Rate	Cost	Rate	Cost								
page Rate 2													
AE	Pre-FIRM	\$0.99	\$594.00	\$0.90	\$360.00	\$70.00	\$1,024.00	20%	\$819.20	\$122.88	\$25.00	\$50.00	\$1,017
AE	With basement	\$1.05	\$630.00	\$1.33	\$532.00	\$70.00	\$1,232.00	20%	\$985.60	\$147.84	\$50.00	\$50.00	\$1,233
page Rate 7													
AE	3 feet > BFE	\$0.32	\$192.00	\$0.08	\$32.00	\$5.00	\$229.00	20%	\$183.20	\$27.48	\$25.00	\$50.00	\$286
AE	2 feet > BFE	\$0.47	\$282.00	\$0.09	\$36.00	\$5.00	\$323.00	20%	\$258.40	\$38.76	\$25.00	\$50.00	\$372
AE	1 foot > BFE	\$0.87	\$522.00	\$0.13	\$52.00	\$5.00	\$579.00	20%	\$463.20	\$69.48	\$25.00	\$50.00	\$608
AE	At BFE	\$2.02	\$1,212.00	\$0.20	\$80.00	\$5.00	\$1,297.00	20%	\$1,037.60	\$155.64	\$25.00	\$50.00	\$1,268
AE	1 foot < BFE	\$5.26	\$3,156.00	\$0.25	\$100.00	\$5.00	\$3,261.00	20%	\$2,608.80	\$391.32	\$25.00	\$50.00	\$3,075
AE	2 feet < BFE	\$7.51	\$4,506.00	\$0.52	\$208.00	\$34.00	\$4,748.00	20%	\$3,798.40	\$569.76	\$25.00	\$50.00	\$4,443
AE	3 feet < BFE	\$9.25	\$5,550.00	\$0.91	\$364.00	\$34.00	\$5,948.00	20%	\$4,758.40	\$713.76	\$25.00	\$50.00	\$5,547
page Rate 2													
X	N/A	\$1.06	\$636.00	\$0.29	\$116.00	\$5.00	\$757.00	10%	\$681.30	\$102.20	\$25.00	\$50.00	\$858
X	With basement	\$1.19	\$714.00	\$0.41	\$164.00	\$5.00	\$883.00	10%	\$794.70	\$119.21	\$25.00	\$50.00	\$989

Letter D - A Zone, Pre-FIRM, Primary Residence



FEMA



INSURANCE COMPANY:	[NAME]
POLICY NUMBER:	1234567890
EFFECTIVE DATES:	MM/DD/YYYY to MM/DD/YYYY
BUILDING COVERAGE:	\$XXX,XXX
BUILDING DEDUCTIBLE:	\$X,XXX
CONTENTS COVERAGE:	\$XXX,XXX
CONTENTS DEDUCTIBLE:	\$X,XXX
CURRENT FLOOD ZONE:	XX
RATED FLOOD ZONE:	XX
PREMIUM:	\$X,XXX

Month DD, YYYY

John Smith Jones
123 Main Street
Anywhere, US 12345

RE: FLOOD INSURANCE POLICY FOR
[Property Address]

Dear **Mr./Ms. Jones:**

Thank you for being a valued policyholder of the National Flood Insurance Program. This letter discusses your flood risk and some important changes and options for your flood insurance policy.

Your building is at high risk for flooding. According to a recent report your insurer sent to FEMA, your building was built before the community's first Flood Insurance Rate Map (FIRM) was issued—meaning it is pre-FIRM—and it is located in a high-risk flood area on the current flood map. The cost of flood insurance for pre-FIRM buildings in high-risk flood areas has been based on discounted rates that do not reflect the actual flood risk. Federal law now requires flood insurance rates for buildings receiving this discount to increase over time until they reflect the building's true risk of flood damage. For primary residences like yours, this means you will see rate increases of at least 5 percent, and up to 18 percent each year. However, there are options to consider.

The 5 to 18 percent yearly rate increases may not stop without an Elevation Certificate (EC). An EC is based on your building's specific features and provides elevation detail not available on flood maps. The EC works with the flood map for your property to help determine the actual risk of flood damage. Having an EC will help predict when the 5 to 18 percent yearly increases will stop, but they cannot stop without one. Your insurer cannot determine how much you should pay for flood insurance until you get an EC. When you decide to get an EC, your insurer will either charge you an amount that accurately reflects your property's current flood risk (keep in mind, your rate will change from year to year because of adjustments like inflation), or allow you to continue getting the discounted rate, whichever amount is less. To obtain an EC, you will likely need to hire a licensed engineer, architect, or land surveyor.

Keep your flood policy in force. If you ever allow your flood insurance policy to lapse for either more than 90 days, or twice for any number of days, you may be required to provide an EC, and you may no longer be eligible for the discounted rate you have been receiving.

See the back of this letter for information about your insurance options. Read more about **LETTER D** and find some guidance about when having an EC could be beneficial, at www.FEMA.gov/cost-of-flood. Speak with your insurance agent or company if you have questions about what this letter means.

Our goal is to provide information to help you make the best decision about your policy.

Sincerely,

Roy E. Wright
Deputy Associate Administrator for Insurance and Mitigation

What Will Your Flood Risk Cost?

Get the Lowest Rate You Can Qualify For.

Your situation (LETTER D): Your property is at high risk for flooding. You can expect your discounted rate to increase by at least 5 percent, and up to 18 percent, each year. Until you get an Elevation Certificate, there's no way to predict when the 5 to 18 percent yearly increases will stop. Keep in mind, all rates are subject to change from year to year because of adjustments like inflation. Know your options.

Option 1 Do Nothing

Your discounted rate will increase by up to 18 percent each year.



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Option 2 Get an Elevation Certificate

There's no way to know exactly when having an Elevation Certificate will be beneficial, but www.FEMA.gov/cost-of-flood provides some guidance. If you get an Elevation Certificate, you can continue to pay the discounted rate if it's lower.



How to Get an Elevation Certificate

An Elevation Certificate verifies the elevation of your building. Before you take any action to get an EC, check with your insurance agent or company to see if there is already one on file. If not, you can hire a licensed surveyor to provide one.



See Your Agent for Your Rate.

Knowing this, you'll know you're getting the best protection at the rate which fits your risk.

Keep Your Policy in Force.

If you ever allow your flood insurance policy to lapse for either more than 90 days, or twice for any number of days, you may be required to provide an Elevation Certificate, and you may no longer be eligible for the discounted rate you have been receiving.

Contact your agent for more information or visit www.FEMA.gov/cost-of-flood.



FEMA

