

Did You Know?

- Nearly 20% of all flood insurance claims come from moderate- to low-risk areas.
- There is a 30-day waiting period for all new flood policies unless it's required for closing on a new home purchase.
- Flash floods are the number one weather-related killer in the United States.
- In high-risk flood areas, there is at least a 25 percent chance of flooding during a 30-year mortgage.
- The average cost of flood damage for a 1,000-square-foot home is \$10,600 for 1 inch of water, \$20,150 for 6 inches of water, \$27,150 for 1 foot of water and \$39,950 for 4 feet of water. In a 2,000 square-foot home, the loss amounts are approximately double.



More Information

For more information about your flood risks before you buy or remodel a home:

Visit Us Online:

www.cityoftulsa.org/floodcontrol

**Call the City of Tulsa
Customer Care Center:**
311 or (918) 596-7777

You can also visit www.floodsmart.gov or call toll-free (877) 336-2627 for more flooding resources.

KNOW THE FACTS ABOUT FLOODING BEFORE YOU BUY OR REMODEL A HOME

Flooding is the most common natural disaster in the United States, and if you own a home you're probably at risk from water damage.

Be an informed buyer and arm yourself with the knowledge to better protect your home from flooding hazards. Here are several important questions to ask about flood risks before you buy or remodel a house:

Is Your Home in a Flood Zone?

- What flood zone is the property located in?
- What types of flooding is the property susceptible to?
- How deep could the flood get?
- Will I need flood insurance?
- Get a quote on what flood insurance will be for your home, over the life of your mortgage.
- Know your risk of flooding. To find out if your home or business is in a floodplain, check maps available at maps.cityoftulsa.org/floodplains or call the Customer Care Center at 311. The City can provide a free flood zone determination for all properties located in the corporate boundaries. City stormwater engineers are available to help you understand the flood risk to your property, interpret floodplain maps, explain flood insurance and provide technical assistance to help protect your property from flooding.

City of Tulsa
Engineering Services





Build Smart

- **Get a building permit when constructing in flood prone areas.** Permits are required before you start any new construction or any home repair or improvement.
- **Remodel your home or elevate your existing home and/or equipment,** such as water heaters and A/C units above the base flood elevation to reduce your flood risk and your flood insurance premium.
- **Living space, electrical outlets, appliances and bathrooms below an elevated house are illegal.**
- **Plan for proper drainage and use low impact development (LID),** such as rain gardens, pervious pavers and non-invasive vegetative buffers.

Buying a Fixer-Upper?

Be aware of the substantial improvement rules:

- Remodeling projects that cost **half of the value of the original structure** will require you to elevate the building above the flood level.
- **Houses substantially damaged by fire, flood or any other cause** must be elevated above the regulatory flood level when they are repaired.

Important: Ask your real estate agent, insurance agent, closing agency or lender about the property's flood status before closing. Flood zone disclosure is not mandatory, so many homebuyers don't find out about flood zones until they close on their house (or even afterward).



Important Facts About Flood Insurance

Just because you have a low flood risk is no guarantee you won't need insurance. Here are several important flood insurance facts to know:

- **Know your risk of flooding.** Buy a flood insurance policy. Everyone can buy a flood insurance policy regardless if the property is located in a FEMA regulated floodplain.
- Even the best, most expensive **homeowners' insurance rarely covers flooding.** Since floods can occur from blocked storm drains, burst pipes, construction overflows, flash floods, rain and tornadoes, your chances of flood damage are real even if you're miles from a natural water source.
- **Condominium association flood policies typically cover common areas** and certain building elements within the unit.
- **Find out your building and contents deductible amounts.**
- **National Flood Insurance Program (NFIP) rates do not differ** from company to company or agent to agent. They depend on many factors, such as the flood risk, the lowest floor elevation of the building, and the date and type of construction of the building.
- **The maximum coverage** for residential structures for a family of 1-4 is \$250,000 in building coverage and \$100,000 in contents coverage with the National Flood Insurance Program (NFIP).



Flood Insurance Discount

The City of Tulsa provides flood services and participates in the National Flood Insurance Program Community Rating System (CRS), so many residents and businesses are eligible for a discount on their flood insurance premiums.

All property owners within the City of Tulsa with an NFIP-backed flood insurance policy will receive up to a 45 percent premium discount. Discounts vary by municipality, so check with your flood insurance agent to make sure your flood insurance policy is rated properly and you are receiving the correct CRS discount.