Gallatin County

FLOOD INSURANCE RATE MAP UPDATES

www.floodplain.mt.gov/gallatin

Owning property in a 100-YEAR FLOODPLAIN

Flood Insurance Rate Maps show areas at a high risk of flooding during a 1% Annual Chance Flood (also known as a 100-Year Flood). Knowing your flood risk is the first step towards flood protection. Accurate Flood Insurance Rate Maps help residents, businesses, and the County make informed decisions to ensure personal safety, protect financial assets, and plan for emergencies.

INSURANCE REQUIREMENT

If you own a building in an area that will be newly mapped into a 100-Year Floodplain, contact your lender as early as possible to start the discussion about flood insurance.

For federally backed loans, a lender must require flood insurance when a building is located in a mapped 100-Year Floodplain.

Lenders can require flood insurance for a building they are financing, regardless of where the building is located. For federally backed loans, a lender must require flood insurance when a building is in a mapped 100-Year Floodplain, unless it can be proven that the building is actually above the flood elevation or outside of the floodplain. Periodically, lenders will review their loans to reassess flood risk based on the best available data. Flood Insurance Rate Map updates will typically trigger a periodic review.

Some property owners may not see any insurance changes with this mapping update. For areas that will be newly mapped into the floodplain, a lender may require flood insurance and/or elevation documentation for a building. Buildings in newly mapped areas are eligible for subsidized premiums as long as flood insurance is purchased within 11 months of the date the new Flood Insurance Rate Maps become effective (estimated for 2018).

DEVELOPMENT REGULATIONS

The Gallatin County's Floodplain Regulations apply to areas located in the 100-Year Floodplain shown on Flood Insurance Rate Maps. The County requires a floodplain permit for any construction projects in a mapped floodplain.

The County strongly encourages proposed construction projects to utilize draft floodplain map data.

Draft floodplain maps for the West Gallatin River and Bozeman Creek and its tributary streams are going through the review process and are not yet effective. Until these maps become effective, the County strongly encourages proposed construction projects to utilize draft map data to ensure that property development methods will minimize flood damage. Draft map data also provides an opportunity to develop smarter and thereby reduce potentially high costs of flood insurance premiums.

It is important to discuss the County's Floodplain Regulations with County staff to understand the impacts of Flood Insurance Rate Map updates on proposed construction projects in a mapped floodplain.

Please contact us directly for more information.

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FLOODPLAIN MANAGEMENT

Promoting flood risk awareness

MONTANA DNRC