

Owning property in a FLOODWAY

A **FLOODWAY** is the area within a 100-Year Floodplain that must be kept free from new development so that the 100-Year Flood (1% Annual Chance Flood, Base Flood) can be carried without substantial increases in flood heights. The Floodway will usually see the highest water velocities and deepest inundation during a 100-Year Flood event.

DEVELOPMENT REGULATIONS

Most counties, cities, and towns in Montana strictly regulate development in Floodways to protect human life and property by ensuring that there are no increases in flood elevations.

In accordance with each community's Floodplain Regulations:

- New building construction is not permitted in the Floodway.
- Improvement to existing structures in a Floodway must obtain a Floodplain Development Permit.

Floodplain Regulations require a floodplain permit for any man-made development in the 100-Year Floodplain (including Floodway).

INSURANCE REQUIREMENT

If you own a building in an area mapped as 100-Year Floodplain (including Floodway), contact your insurance agent or lender about flood insurance.

Lenders will require you to carry flood insurance if you own a building that is located in a mapped 100-Year Floodplain (including Floodway), unless you can prove that the building is above the flood elevation or outside of the 100-Year Floodplain. Your lender may also require building elevation information (an Elevation Certificate).

Your lender will require you to carry flood insurance if you have a federally backed loan and your building is located in a mapped 100-Year Floodplain (including Floodway).

There are sometimes cost-saving insurance options available. In order to secure the lowest premium, contact your insurance agent or lender to find the best flood insurance option available to you—ask for a comparison of Newly Mapped rates, Grandfathered rates, etc.