

# OWNING PROPERTY IN FLOODPLAINS

## 100 year or 1%-ANNUAL-CHANCE-FLOODPLAIN

A 1-percent-annual-chance floodplain is an area that has a 1-percent chance of flood events in any given year. It is the basis for flood insurance requirements and local floodplain management regulations. It is considered to have a **HIGH** flood risk. **The 1% Annual Chance Flood is also referred to as a 100-Year Flood or a Base Flood.**

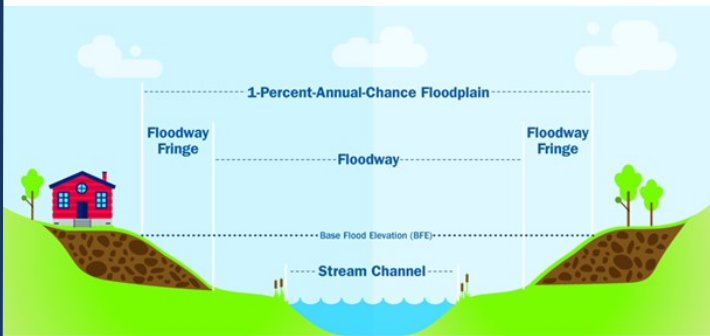
### Development Regulations

Madison County, and the Towns of Ennis, Twin Bridges, and Sheridan require a floodplain development permit for construction in the 1%- Annual Chance floodplain to protect human life and property.

A floodplain permit is required for new buildings and improvements to existing buildings.

To meet local floodplain regulations, the lowest floor of new homes must be 2 feet above the height of the base flood (known as the Base Flood Elevation).

If improving an existing building will cost more than 50 percent of the building's market value (known as "substantial improvement"), you must make the entire structure comply with current floodplain regulations. Other Federal, State, and local regulations may also apply.



### Insurance Requirements

Lenders will typically reevaluate their loans to reassess flood risk when a new map goes effective. If you own a building in a high risk flood area and have a federally backed loan, your lender will require you to have flood insurance, because the flood maps indicate a high flood risk.

FEMA's new rating methodology, Risk Rating 2.0, considers specific characteristics of a building to provide a more modern, individualized, and equitable flood insurance rate:

#### WHERE It Is Built (Property Address)



#### HOW It Is Built (Building Characteristics)



#### WHAT Is Built and Covered (Replacement Cost and Coverage)



If you own a building in the 1%-Annual-Chance-Floodplain, contact your insurance agent about flood insurance.

For more information, visit the project website at: <https://rb.gy/s3i>

Connie Dedrick  
Madison County  
cdedrick@madisoncountymt.gov  
406.843.5250

Cody Marxer  
Town of Ennis & Twin Bridges  
cmarxer@greatwesteng.com  
406.872.6359

Judy Edwards  
Town of Sheridan  
sheridanmtmayor@gmail.com  
406.842.5431

Nadene Wadsworth  
DNRC Floodplain Mapping Outreach  
Nadene.wadsworth@mt.gov  
406.444.6732