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Flood Insurance Information Grandview Estates

Flood insurance can be a concern to property owners, but with proper planning it doesn't need to be a major issue. If you keep some facts in mind and design your home to comply with FEMA requirements you can have the home of your dreams without worrying about flood insurance.

- Some of the lots in Grandview Estates are partially within a Special Flood Hazard Area (SFHA), defined by FEMA as having a 1% chance of flooding in any given year.
- These lots are primarily located in the southeast end of the subdivision, south of Grandview Parkway
- Flood insurance will be required by lenders if a structure is located within the SFHA. However, flood insurance will not be required if the structure is built entirely outside the SFHA, even if a portion of the lot is in the SFHA. Most of the affected lots have only a small portion of the rear of the lot within the SFHA.

The majority of the lots in Grandview are not within the Special Flood Hazard Area. Under current FEMA rules, flood insurance is not required to be purchased on these lots, however, optional flood insurance can be purchased for these properties at a cost of approximately \$480 per year.

This information is current as of September 2017. The government can and does remap neighborhoods into or out of SFHA zones from time to time. The Grandview neighborhood was last remapped in June 2016. At that time, many of the lots south of Grandview Parkway which were formerly entirely or partially within the SFHA were removed from the SFHA and designated as preferred risk properties. It is possible that at some future date these lots could be remapped into the SFHA, but under current FEMA rules we have the ability to grandfather policies to keep preferred rates even if a neighborhood is remapped into an SFHA.

Please consult with your architect and/or engineer to determine the most favorable design for flood mitigation. We're always happy to answer any questions you may have about flood insurance – call us at 775-782-5827 any time!