

Flood Plain Management Exceptions for Historic Structures

The floodplain management regulations of the National Flood Insurance Program (NFIP) provide significant relief to historic structures. First, historic structures do not have to meet the floodplain management requirements of the program as long as they maintain their historic structure designation. They do not have to meet the new construction, substantial improvement, or substantial damage requirements of the program. This exclusion from these requirements serves as an incentive for property owners to maintain the historic character of the designated structure. It may also serve as an incentive for an owner to obtain historic designation of a structure.

Secondly, a designated historic structure can obtain the benefit of subsidized flood insurance through the NFIP even if it has been substantially improved or substantially damaged so long as the building maintains its historic designation. The amount of insurance premium charged the historic structure may be considerably less than what the NFIP would charge a new non-elevated structure built at the same level. Congress requires that the NFIP charge actuarial rates for all new construction and substantially improved structures (National Flood Insurance Act of 1968).

To learn more, copy and paste the following link into your browser:

National Flood Insurance Program (NFIP), Floodplain Management Bulletin –
Historic Structures

http://www.fema.gov/library/file?type=publishedFile&file=tb_p_467_2_historic_structures_05_08_web.pdf&fileid=aca56ca0-21e6-11dd-9aa9-001185636a87