

Really? You're kidding. Flood Insurance on Lake Martin?

As of July 2011, FEMA has updated the flood maps for Coosa, Elmore, and Tallapoosa Counties. The information contained in these updates is made available to lenders around the country. Accordingly, anyone who owns land touching Lake Martin may be advised that they're in a flood plain. According to FEMA, it is possible for our lake to flood even though water can be released at the dam.

If you own a home on Lake Martin and have a mortgage; if you are purchasing a home on Lake Martin and obtaining a mortgage; or if you obtain a home equity line/second mortgage on your Lake Martin home; the lender may determine that the property is flood prone and will require flood insurance.

If your lender notifies you that your property is in a flood plain, you will be required to purchase flood insurance within 45 days of notification. The first step is to purchase FEMA flood insurance through the National Flood Insurance Program (NFIP) available from most insurance agencies. The cost will be in the \$300 to \$400 range. If you do nothing, your lender will provide the flood insurance for you from a commercial insurance provider at a cost of up to \$3,000 annually.

The next step is to demonstrate to your lender that your home is not subject to flooding. Hire a surveyor or civil engineer to do an elevation survey. This will show that the foundation of your home is above 492-foot mean sea level. The cost for the survey and the application to FEMA for a LOMA (Letter of Map Amendment) is \$500 to \$750. FEMA will review the application and issue an exception. Once you receive the exception, your lender will no longer require flood insurance. Then you will be able to cancel the flood insurance and FEMA will eventually issue a refund.

Again, if you do not purchase FEMA flood insurance your lender will provide it for you. This is a very costly expense. And, by the way, lender provided insurance is not refundable!

The clock starts ticking when you receive notification from your lender – you only have 45 days to purchase flood insurance. Once that is done, the process will slow considerably! It will take time to hire a surveyor, submit the application, send the certification to your lender, cancel the flood insurance, and wait for the refund. But for now, it's the only way!

On July 6, 2012, Congress passed a five-year re-authorization of the National Flood Insurance Program. The legislation extends NFIP authority through September 30, 2017. The NFIP protects property owners in more



HOBO
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than 21,000 communities where flood insurance is required for mortgages. More than 5.6 million property owners rely on the program against flood-related disasters, which claimed more lives and property than any other natural disaster in the U.S. over the past century. In fact, floods are the most common natural disaster in the country. Since 1990, floods have been declared in every state, along rivers and anywhere rain falls or snow melts.

But – at Lake Martin?

The Lake Martin Home Owners and Boat Owners (HOBOS) use this space every other month to keep all Lake

Martin stakeholders informed about issues affecting your lake. To join the HOBOS or review documents and filings please visit www.lakemartin.org. To email the author: toni@toniadcock.com.

JO'S BOAT & RV STORAGE

JO'S WAREHOUSES

Motor Homes 14x50 \$200/mo.
10x20 \$50/mo.
12x35 \$100/mo.
12x45 \$135/mo.
Outside Storage \$30/mo.

256
675-9171

7629 Kowaliga Rd
Highway 63
2 mi. south of
Kowaliga Bridge

Lake Martin