



Actual Cash Value	The cost to replace an insured item of property at the time of loss, less the value of its physical depreciation
Agricultural Building	A structure used exclusively for connection with the production, harvesting, storage, raising, or drying of agricultural commodities and livestock. Examples include barns, silos, and grain storage buildings
Annual Increase Cap Discount	Congressionally mandated percentage limits on yearly premium increases for various NFIP policies, in accordance with BW12 and HFIAA
Apartment Building	A residential building containing multiple residential units that is not in condominium or cooperative ownership
Apartment Unit	A single residential unit within an apartment building
Anchored	Adequately secured to prevent flotation, collapse, or lateral movement
Application Form	The statement made and signed by the prospective policyholder or the agent in applying for an NFIP flood insurance policy
Base Flood	A flood having a 1% chance of being equaled or exceeded in any given year
Base Flood Elevation	The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year; the BFE is shown on the Flood Insurance Rate Map (FIRM) for Zones AE, AH, A01-A30, AR, AR/A, AR/AE, AR/A01-A30, AR/AH, AR/AO, V01-V30 and VE
Basement	Any area of the building, including any sunken room or sunken portion of a room, having its floor below ground level on all sides
Breakaway Wall	A wall that is not part of the structural support of a building and is intended, through its design and construction, to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system
Building	A structure with two or more outside rigid walls and a fully secured roof that is affixed to a permanent site; A manufactured home, also known as a mobile home, is a structure built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or A travel trailer without wheels, built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws

Building Under Construction	A building that may be insured before it is walled and roofed; the building must be principally above ground and affixed to a permanent site
Cancellation	The termination of the insurance coverage provided by a policy before the expiration date
Cistern	A tank for storing water
Coastal Barrier	A naturally occurring island, sandbar, or other strip of land, including coastal mainland, which protects the coast from severe wave wash
Coastal Barrier Resources Act	Legislation designating relatively undeveloped coastal barriers along the Atlantic, Gulf of Mexico, Great Lakes, US Virgin Islands and Puerto Rico coasts as part of the John H Chafee Coastal Barrier Resources System (CBRS) and making these areas ineligible for most new federal expenditures and financial assistance
Coastal Barrier Resource System	A defined set of geographic units (known as system units) and Otherwise Protected Areas (OPAs) along the Atlantic, Gulf of Mexico, Great Lakes, US Virgin Islands and Puerto Rico coasts identified under the CBRA and subsequent amendments
Commercial Building	A non-habitational building, manufactured/mobile building, or unit used as an office, retail space, wholesale space, hospitality space or for similar uses
Community	A local political entity that has the authority to adopt and enforce floodplain management ordinances for the area under its jurisdiction
Community Number	A six-digit designation identifying each NFIP community
Community Rating System	A program developed by FEMA to provide incentives for those communities in the Regular Program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding
Condominium Association	An entity made up of condominium unit owners, where membership in the entity is a required condition of unit ownership
Condominium Building	A type of building in the form of ownership in which each unit owner has an undivided interest in common elements of the building
Cooperative Building	A residential building owned and managed by a corporation
Cooperative Unit	A shareholder's residential unit within a cooperative building
Crawlspace	An under-floor space that has its interior floor area (finished or not) no more than five feet below the top of the next highest floor



Date of Construction	The date that the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date
Deductible	The fixed amount of an insured loss that is the responsibility of the policyholder and that is deducted before any amounts are paid for the insured loss under the policy
Described Location	The location where the insured building or personal property is found
Detached Garage	A non-habitational, accessory building at the same property location as the principal building, and the use of which is incidental to the use of the principal building
Detached Guest House	A secondary house that shares the building lot of a larger, primary house
Elevated Building	A building that has no basement and that has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns
Emergency Program	The initial phase of a community's participation in the National Flood Insurance Program
Enclosure	That portion of an elevated building below the lowest elevated floor that is either partially or fully enclosed by rigid walls
Erosion	The collapse, undermining, or subsidence of land along the shore of a lake or other body of water
Expense Constant	An amount added to each policy that reflects the NFIP's fixed expenses
Federal Policy Fee	A flat charge that the policyholder must pay on each new or renewal policy to defray certain administrative expenses incurred in carrying out the National Flood Insurance Program
Financial Assistance/ Subsidy Arrangement	The arrangement between an insurance company and FEMA to initiate the company participation in the Write Your Own (WYO) program
First Floor Height	The height of the first lowest floor above the adjacent grade, measured in feet
Flood	A general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties (one of which is your property) from: a. Overflow of inland or tidal waters, b. Unusual and rapid accumulation or runoff of surface waters from any source, c. Mudflow OR

Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels which result in a flood

Flood Hazard Boundary Map	Official map of a community issued by FEMA, where the boundaries of the flood, mudflow, and related erosion areas having special flood hazards have been designated; typically used for Emergency Program communities
Flood Insurance Rate Map	Official map of a community in the Regular Program on which FEMA has delineated the Special Flood Hazard Areas (SFHAs), the BFEs, and the flood zones applicable to a community
Floodplain Management	A community implemented effort to prevent or reduce the risk of flooding, resulting in a more resilient community
Foundation Walls	Walls such as masonry walls, poured concrete walls, or precast concrete walls, regardless of height, that extends above grade and support the loads of a building
Freeboard	An additional height above the BFE used as a factor of safety in determining the level at which a buildings lowest floor must be elevated or floodproofed to be in compliance with state or community floodplain management regulations
Full Risk Premium	The chargeable premium for a property based on its determined flood risk and the full cost to pay anticipated losses and expenses for a property
Government Owned	A building owned by any government entity
Grade Elevation	The lowest or highest finished ground level that is immediately adjacent to the walls of a building
HFIAA Surcharge	The statutory surcharge imposed by Section 1308A of the NFIA in the Homeowner Flood Insurance Affordability Act of 2014
Increased Cost of Compliance	Coverage for expenses that a property owner must incur, above and beyond the cost to repair the physical damage a building sustained from a flooding event, to comply with mitigation requirements of state or local floodplain management ordinances or laws
Insured	Refers to the policyholder as well as anyone who submits payment on behalf of the policyholder and who has the right to a claim payment under the policy
Letter of Map Amendment	An amendment to the currently effective FIRM issued by FEMA that establishes that a property is not located in a SFHA



Letter of Map Revision	An official amendment to the currently effective FIRM issued by FEMA which changes flood zones, delineations, and elevations
Loss Constant	An amount added to each policy that reflects the NFIP's fixed expenses for losses
Lowest Adjacent Grade	The lowest point of the ground level immediately next to a building
Lowest Floor Elevation	Measured distance of a buildings lowest floor above the National Geodetic Vertical Datum (NGVD) of 1929 or other datum specified on the FIRM for that location
Main Dwelling	A residential building that is the main dwelling on the property, as opposed to any secondary dwelling such as a detached guest house
Mandatory Purchase	A statutory requirement under the Flood Disaster Protection Act of 1973, making the purchase of flood insurance mandatory for properties in SFHAs that are in NFIP participating communities and either secure mortgages from federally backed lenders or received federal assistance for acquisition or construction
Map Revision	A change in the FHBM or FIRM for a community which reflects revised zone, base flood, or other information
Masonry Walls	Walls constructed of individual components laid in and bound together with mortar
Mixed Use Building	A building that has both residential and non-residential uses
Mudflow	A river of liquid and flowing mud on the surface of normally dry land areas, as when earth is carried by a current of water
Natural Grade	The grade unaffected by construction techniques such as fill, landscaping, or berming
Nullification	The act of declaring an insurance contract invalid from its inception so that from a legal standpoint, the insurance contract never existed
Other Residential Bldg	A residential building containing five or more units



Otherwise Protected Area	Any undeveloped coastal barrier within the boundaries of an area established under federal, state, or local law, or held by a qualified organization, primarily for wildlife refuge, sanctuary, recreational, or natural resource conservation purposes
Participating Community	A community for which FEMA has authorized the sale of flood insurance under the NFIP
Policy	The entire written contract between the policyholder and the insurer
Policyholder	Refers specifically to the individual or entity named in the policy itself (on the policy declarations page)
Post-Firm Building	A building for which construction or substantial improvement occurred after December 31, 1974, or, on or after the effective date of an initial FIRM, whichever is later
Pre-FIRM Building	A building for which construction or substantial improvement occurred on or before December 31, 1974, or before the effective date of an initial FIRM
Presentment of Payment	The date of either: -The check or credit card payment by the applicant or applicant's representative, if the premium payment is not part of a loan closing: OR -The loan closing if the premium payment is part of a loan closing
Primary Residence	A single family home, residential manufactured/mobile home, residential unit, or 2-4 family building that will be lived in by the policyholder or the policyholder's spouse for: -More than 50% of the 365 calendar days following the current policy effective date; OR -50% or less of the 365 calendar days following the current policy effective date if the policyholder has only one residence and does not lease that residence to another party or use it as rental or income property at any time during the policy term
Principal Residence	A single family dwelling in which, at the time of loss, the policyholder or the policyholder's spouse has lived for either 80% of the 365 days immediately preceding the loss, or 80% of the period of ownership, if less than 365 days
Probation	A FEMA imposed change in a community's status resulting from violations and deficiencies in the administration and enforcement of NFIP local floodplain management regulations
Probation Surcharge	A flat surcharge that the policyholder must pay on each new or renewed policy issued covering property in a community that the NFIP has placed on probation

Proper Openings	Openings or vents in all enclosures below the lowest elevated floor that are designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters
Provisional Rating	A rating method used only if FEMA’s system is unavailable, consistent with FEMA guidance on use of provisional rates
Recreation Building	A building designed for non-habitational uses and that does not qualify as a commercial building
Regular Program	The final phase of a community’s participation in the NFIP
Replacement Cost Value	The cost to replace property with the same kind of material and construction without deduction for depreciation
Reserve Fund Assessment	An amount dedicated to the NFIP Reserve Fund added to the policyholder’s premium
Residential Building	A non-commercial building designed for habitation by one or more families or a mixed-use building that qualifies as a single-family home, residential manufactured/mobile home, 2-4 family building, or other residential
Residential Condo Building	A residential building in that form of ownership in which each unit owner has an undivided interest in common elements
Residential Condo Unit (Residential Building)	A residential condominium unit a residential condominium building
Residential Condo Unit (Non-Residential Building)	A residential condominium unit in a non-residential condo building
Residential Manufactured/ Mobile Home	A single family residential building that meets one of the following <ul style="list-style-type: none"> 1. A manufactured home built on a permanent chassis, transported to a site in one or more sections, and affixed to a permanent foundation 2. A travel trailer without wheels, built on a chassis, affixed to a permanent foundation, and regulated under the community’s floodplain management and building ordinances or laws
Residential Unit	A single family residential unit located within: <ul style="list-style-type: none"> 1. Residential or non-residential condominium building 2. Residential or non-residential building not in condominium ownership; OR 3. Townhouse or rowhouse in condominium ownership
Severe Repetitive Loss Property	An NFIP insured building: <ul style="list-style-type: none"> -That has incurred flood related damage for which four or more separate claims payments have been made, with the amount of each

claim exceeding \$5,000, and with the cumulative amount of such claims payments exceeding \$20,000; OR

-For which at least two separate claims payments (building payments only) have been made under such coverage, with the cumulative amount of such claims exceeding the market value of the building

In both instances, at least two of the claims must be within 10 years of each other, and claims made within 10 days of each other will be counted as one claim

Shear Walls	Walls used for structural support but not structurally joined or enclosed at the ends (except by breakaway walls)
Single Family Home	A single family building, townhouse, or rowhouse that is residential and not in condominium ownership
Solid Foundation Walls	Walls that are used as a means of elevating a building
Special Flood Hazard Area	An area having special flood, mudflow, or flood-related erosion hazards, and shown on an FHBM or FIRM as Zone A, AO, A01-A30, AE, A99, AH, AR, AR/A, AR/AE, AR/AH, AR/AO, AR/A01-A30, V01-V30, VE, or V
Split Level	A foundation with a vertical offset in the floor framing on either side of a common wall
Square Footage	The total area of a building measured in square feet, calculated by adding the length times the width of each floor, but not including any garage area, basement or enclosure area, porches, or decks
Standard Flood Insurance Policy	The policy used to insure a building
Start of Construction	This is the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date
Statutory Discounts	Premium reductions specified by law for certain properties
Stock	Merchandise held in storage or for sale, raw materials, and in-process or finished goods, including supplies used in their packing or shipping
Storage/Tool Shed	A non-habitational, accessory building designed for storage at the same property location as the main building, and the use of which is incidental to the use of the main building

Subgrade Crawlspace	A crawlspace foundation where the subgrade under-floor area is no more than five feet below the top of the next higher floor and no more than two feet below the lowest adjacent grade on all sides
Substantially Damaged Building	A building that has incurred damage of any origin whereby the cost of restoring the building to its condition before damage would equal or exceed 50% of the market value of the building before the damage occurred
Substantially Improved Building	A building that has undergone reconstruction, rehabilitation, addition, or other improvement, the cost of which equals or exceeds 50% of the market value of the building before the “start of construction” of the improvement
Suspension	FEMA’s removal of a participating community from the NFIP because the community has not enacted and enforced the proper floodplain management regulations required for participation
Tenant	One who has the occupation or temporary possession of another’s building; specifically, one who rents or leases a building from a landlord
Total Floor Area	The full extent of a buildings space that is available for either residential or non-residential uses
Townhouse/Rowhouse	A unit of a building, divided from similar units by solid, vertical, load-bearing walls, dividing the building from its lowest level to its highest ceiling and having no openings in the walls between units and with no horizontal divisions between any of the units
Travel Trailer	A recreational vehicle that is towed behind a car or truck and equipped for habitable use; only if it is without wheels, built on a chassis and affixed to a permanent foundation, and regulated under the community’s floodplain management and building ordinances or laws
2-4 Family Building	A residential building containing 2-4 units
Underground Building	A building for which 50% or more of the Actual Cash Value including machinery and equipment that are part of the building, is below ground



Unfinished Area	An enclosed area that is used only for the parking of vehicles, building access, or storage purposes and that does not meet the definition of a finished area
Variance	A grant of relief by a participating community from the terms of its floodplain management regulations
Waiting Period	The time a policyholder must wait before some or all of the purchased flood insurance coverage goes into effect
Walled and Roofed Building	A building that has two or more exterior rigid walls and a fully secured roof and that is affixed to a permanent site
Wave Height Adjustment	A measurement that is added to the BFE for V Zones shown on the FIRM published prior to 1981
Write Your Own	The program under which FEMA enters into a standard Financial Assistance/Subsidy Arrangement with private sector property insurers, also known as WYO companies, to sell NFIP flood insurance policies under their own names and adjust and pay claims arising under the SFIP