

# OWNING PROPERTY IN FLOODPLAINS

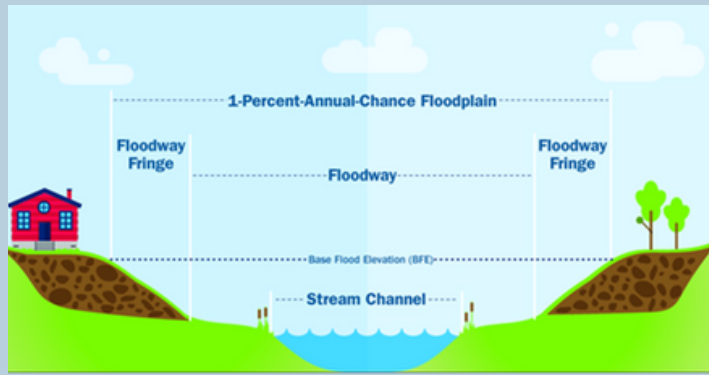


## 1% Annual Chance Flood Fact Sheet

A 1-percent-annual-chance floodplain is an area that has a 1-percent chance of a flood event happening 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

Most Montana communities require floodplain development permits 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 REQUIRMENTS

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 rating methodology, considers specific characteristics of a building to provide a more modern, individualized flood insurance rate.

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



[www.dnrc.mt.gov/Teton](http://www.dnrc.mt.gov/Teton)

**Brian Colesworthy**  
Teton County Floodplain Administrator  
bcolesworthy@tetoncountymt.gov  
406.466.3130

**Kevin Angland**  
City of Choteau Floodplain Administrator  
kangland@greatwesteng.com  
406.740.7250

**Jerry Grebenc**  
City of Choteau Floodplain Administrator  
jgrebenc@greatwesteng.com  
406.495.6153