STATE SUPPORT FOR A FEDERAL REAL ESTATE FLOOD DISCLOSURE REQUIREMENT
as of September 14, 2020

THE PROBLEM
A home is typically the largest and most important purchase an individual or family will make in a lifetime. Unfortunately, many families make the decision to purchase or rent a home unaware of key information relating to flood risk and previous flood events that have impacted the property in the past. Many do not realize that for those living in the one-percent-annual-chance or 100-year floodplain, the likelihood of a flood occurring during the lifetime of a 30-year mortgage are roughly one in four, far greater than the risk the home has for fire. This lack of information can have serious and long-lasting financial ramifications.

While some states have put in place flood disclosure requirements, no national standard currently exists – leaving many homeowners and renters in the dark about flooding. Because flooding is the most common and costly natural disaster in the United States, such information could be the difference between financial recovery and ruin for thousands of flood victims across the country.

FLOOD RISK MISUNDERSTANDING
Current federal policy requires lenders, not sellers, to notify borrowers if they are required to have flood insurance. These notifications often come too late when the purchase is nearly final and do not include enough information about a property’s flood history. In addition, data shows that many floods happen in areas outside of mapped risk zones, where there are no insurance requirements.

As a result, many consumers make major financial commitments without knowing a property’s risk of flooding – an assumption that can lead to a false sense of security, reduced insurance purchases and a common hesitancy for individuals and communities to invest in mitigation.

THE SOLUTION: A FEDERAL REAL ESTATE FLOOD DISCLOSURE STANDARD
The federal government can help ensure that homebuyers and renters are given more information regarding a property’s flood risk, allowing communities and prospective residents to make informed decisions about where to live, how to manage risk, and how to mitigate the impacts of flooding.

Legislation currently introduced in Congress would require the Federal Emergency Management Agency to develop a minimum national standard for flood disclosure in communities participating in the National Flood Insurance Program. This legislation would ensure that homeowners, businesses, and renters are provided with useful, timely information regarding any history of flooding or flooding damages known to a seller or lessor.

With this information in hand, homebuyers or renters would get a fuller picture of the relative risk of a property and determine how best to protect their family, property and possessions for unforeseen events.

With billions of dollars and countless lives at risk and following yet another year of record-breaking storms and floods, now is the time for Congress to act.
SUPPORT FOR A REAL ESTATE FLOOD DISCLOSURE STANDARD:

National
Alliance for the Great Lakes
American Farmland Trust
My Flood Risk

California
Costa Mesa Chamber of Commerce
Greater Irvine Chamber of Commerce
Jamboree Housing
North Orange County Chamber of Commerce
Santa Cruz Chamber of Commerce

Florida
1000 Friends of Florida
Conservation Foundation of the Gulf Coast
Federal Association for Insurance Reform (FAIR)
Florida Association of Counties
Florida Floodplain Managers Association
Florida Wildlife Federation
South Florida Wildlands Association

Georgia
Altamaha RiverKeeper
Coalition for a Diverse DeKalb
EarthShare Georgia
Georgia Advancing Communities Together, Inc.
Georgia Association of Flood Plain Managers
Georgia Conservation Voters
Georgia Supportive Housing Association, Inc.
Georgia Watch
National Alliance Against Home Repair Fraud
Ogeechee RiverKeeper
Statewide Independent Living Council of Georgia
The Center for a Sustainable Coast

Iowa
Iowa Flood Center

Idaho
Aletheia Capital Advisors
Engineering with a Mission LLC
Idaho Conservation League
Idaho Rivers United
Tradition Building Company

Illinois
Friends of the Chicago River
Friends of the Forest Preserves
Natural Land Institute
Openlands
Ottawa Chamber of Commerce
Rural Partners
The Land Conservancy of McHenry County

Michigan
Laborers’ International Union of North America - Local 1191

Minnesota
Minnesota Association of Floodplain Managers
Renewing The Countryside

Missouri
American Planning Association-Missouri Chapter
Bridging the Gap
Citizens’ Committee for Flood Relief
Great Rivers Environmental Law Center
Great Rivers Greenway
Great Rivers Habitat Alliance
Magnificent Missouri
Maryland Heights Residents for Responsible Growth
Missouri Coalition for the Environment
Missouri Confluence Waterkeeper
Missouri River Bird Observatory
Open Space Council for the St. Louis Region
U.S. Green Building Council - Missouri Gateway Chapter

North Carolina
EDF - NC Office
MountainTrue
NC Association of Floodplain Managers
NC Housing Coalition
North Carolina Coastal Federation
North Carolina Conservation Network
Southern Environmental Law Center
New York
Center for New York City Neighborhoods
Genesee/Finger Lakes Regional Planning Council
New York Riverkeeper
Whose Your Landlord

Oregon
Habitat for Humanity of Lincoln County
Oregon Wildlife Foundation
The Community Housing Fund
The Willamette Partnership

Pennsylvania
Adams Economic Alliance
Catalyst Companies
City of Philadelphia’s Flood Risk Management Task Force
Cumberland County Housing and Redevelopment Authorities
Downtown Mechanicsburg Partnership
Economic Growth Connection of Westmoreland
Franklin County Area Development Association
Harrisburg Regional Chamber & CREDC (Capital Region Economic Development Corporation)
Mechanicsburg Chamber of Commerce
New Cumberland Olde Towne Association
Pennsylvania Association of State Floodplain Managers
Pittsburgh Airport Area Chamber of Commerce
Pocono Chamber of Commerce
Spring Grove Area Chamber of Commerce
TriCounty Area Chamber of Commerce
West Shore Chamber of Commerce
York County Economic Alliance

South Carolina
American Institute of Architects of SC
Building Officials of South Carolina
Coastal Conservation League
Flood Mitigation Industry Association
Harrell Insurance Company
Smart Vent Products, Inc
South Carolina Association for Hazard Mitigation
Southern Environmental Law Center

Tennessee
Chattanooga Audubon Society
First Tennessee Development District
Greater Nashville Regional Council
Green Spaces Chattanooga
Harpeth Conservancy
North Chickamauga Creek Conservancy
Richland Creek Watershed Alliance
Socially Equal Energy Efficient Development (SEEED)
Statewide Organizing for Community Empowerment (SOCM)
Tennessee Clean Water Network
Tennessee Conservation Voters
Tennessee Environmental Council
Tennessee Renewable Energy Economic Development Council
The National Stormwater Center
Upper Cumberland Development District
Wolf River Conservancy

Texas
Concerned Citizens of Texas
Galveston Bay Foundation
Galveston Maritime Business Association
Katy Prairie Conservancy
Lake Travis Fire Rescue
Protect Our Blanco
Sam Houston Concerned Citizens Coalition
Texas Brewshed Alliance
Texas Coalition for Affordable Insurance Solutions
Texas Impact
Wimberley Watershed Alliance

Washington
Northwest Regional Floodplain Management Association

Wisconsin
Bayfield County Economic Development Corporation
Destination Door County
Hmong American Leadership and Economic Development
Ironworkers Local 383
JONAH Affordable Housing Task Force
Kewaunee County Economic Development Corporation
Wisconsin (Cont.)
Milwaukee Riverkeeper
Stockbridge-Munsee Band of Mohican Indians
The Milwaukee Area Service and Hospitality
Workers Organization (MASH)
Wisconsin Conservation Voters
Wisconsin EMS Association