



October 11, 2016

Re: Parcel Number

Dear Sir or Madam,

The City of Hanover has been a member of the National Flood Insurance Program (NFIP) since 1981. By participating in the NFIP, residents of Hanover have the option to purchase flood insurance to protect their property from flood damages. Living in Minnesota, everyone is at some risk of flooding and homeowner insurance does not cover claims related to flooding. In addition, flood insurance is federally-mandated for most mortgage holders in high-risk areas.

As you may already be aware, the Federal Emergency Management Agency (FEMA) is in the final stages of updating the Flood Insurance Study for Hennepin County, effective November 4, 2016. As part of this study, FEMA revised floodplain boundaries throughout Hanover. Floodplain maps, also known as Flood Insurance Rate Maps, provide the basis for floodplain management, regulation and insurance requirements by identifying flood-prone areas. The new maps will be available electronically on FEMA's Flood Map Service Center and allow users to see the flood risk specific to their property.

This letter is to notify you that the new maps show floodplain on your property and you may be required to carry flood insurance.

How will this change affect you?

If you have a mortgage from a Federally-regulated or insured lender and the buildings on this parcel are within the 100-year floodplain, then by Federal law your lender must require you to carry flood insurance. This requirement will take effect on November 4, 2016 and you will likely be contacted by your lender to purchase flood insurance within 45 days. Flood insurance is available through FEMA's National Flood Insurance Program at www.floodsmart.gov. Contact your insurance agent to learn about lower cost options offered by the NFIP for newly-mapped properties.

If you do not have a mortgage, you are not required to purchase flood insurance; however the floodplain designation could be a potential issue for any future sale of your property.

What are your options?

Please review your property's flood risk and consider purchasing flood insurance, even if not required. If you disagree with the maps and believe your property was inadvertently included in the floodplain, you can submit a Letter of Map Amendment (LOMA) or Letter of Map Revision based on Fill (LOMR-F) to change the designation of your property and avoid the federal flood insurance requirements. The City's Engineering Department can help you with these requests.

If you are considering the sale of your property, the floodplain designation can impact potential offers and closing timelines, please consider taking early action. The buyer's lender may require a LOMA to waive flood insurance requirements and this can delay the closing of a property sale. Obtaining a LOMA before putting your home on the market can ease potential buyers' and lender's concerns regarding flooding.

Finally, please be reminded that homeowner's insurance does not cover damage from floods. Purchasing a flood insurance policy is wise, even if your property is located outside the 100-year floodplain. A Preferred Risk Policy can offer low-cost protection for homes and apartments outside of high-risk zones.

Resources

National Flood Insurance Program: www.floodsmart.gov | (888) 225-5356 | (800) 427-4661

Flood Insurance Advocate: advocate@fema.dhs.gov

Flood Mitigation Assistance: www.fema.gov/flood-mitigation-assistance-grant-program

Sincerely,

A handwritten signature in black ink, appearing to read 'Justin Messner', with a stylized flourish at the end.

Justin Messner, PE
Hanover City Engineer

cc: Brian Hagen, Hanover City Administrator
Cindy Nash, Hanover City Planner