



Fredericksburg Area Association of REALTORS®

2050 Gordon Shelton Blvd.
Fredericksburg, VA 22401
Phone: (540) 373-7711
Fax: (540) 736-0301

FOR IMMEDIATE RELEASE

Contact: Kim McClellan, Public Policy Director
Fredericksburg Area Association of REALTORS®
540-373-7711
kmcclellan@faarmembers.com

Flood Insurance is Key for a Healthy Local Real Estate Market

Fredericksburg, VA—(August 4, 2017) In 2010, the National Flood Insurance Program (NFIP) lapsed for 53 days and sent the local real estate market into chaos. New policies couldn't be written, delaying closings and panicking buyers and sellers alike. Existing policies couldn't be renewed, impacting future plans to sell and leaving homeowners vulnerable. The National Association of Realtors® (NAR) estimates that over 1,300 home sales per day were stalled due to the lapse.

The NFIP is set to expire again at the end of September and NAR is fighting for a quick reauthorization to the law that will maintain coverage and update the program. Specifically, NAR is advocating for the following:

1. Long-term Reauthorization

- a. Don't let the NFIP lapse. Each lapse costs 40,000 property sales per month nationwide. When the program lapses, it impacts 22,000 communities across the nation.

2. Accurate Flood Maps

- a. NFIP should use modern mapping technology to produce building-specific risk assessments. Property owners should no longer bear the burden of mapping low-risk buildings out of the floodplain.

3. Risk Mitigation

- a. The best way to keep NFIP rates reasonable is to reduce the risk. Currently, property owners cannot access mitigation grant dollars until after the property floods despite it being more cost-effective to elevate or relocate beforehand.

4. Private Market Options Must Be Included

- a. NFIP premiums are based on national averages, so half of policyholders pay too much and half pay too little. Enabling consumers to meet federal requirements with a private plan offers an alternative to overpriced NFIP policies.

For more information on flood insurance, visit NAR's National Flood Insurance Program page at www.nar.realtor/topics/national-flood-insurance-program-nfip.



REALTOR® - Is a registered trademark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS.



Fredericksburg Area Association of REALTORS®

2050 Gordon Shelton Blvd.
Fredericksburg, VA 22401
Phone: (540) 373-7711
Fax: (540) 736-0301

###

About FAAR

The Fredericksburg Area Association of REALTORS® is a trade association representing more than 1,400 Realtor® members and 80 Affiliates. Serving the city of Fredericksburg and counties of Stafford, Spotsylvania, Caroline, and King George, FAAR also has members working in the surrounding counties of Westmoreland, Louisa, Orange, and Prince William.



REALTOR® - Is a registered trademark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS.