



SUBSTANTIAL DAMAGE ASSESSMENT & DETERMINATION

As floods once again threaten Oregon communities, I want to remind you of important National Flood Insurance Program flood benefits available to your insured citizens and of your duties with respect to rebuilding following a flood event.

Flood Fight

Building owners insured by the National Flood Insurance Program may be eligible to be reimbursed up to \$1,000 for costs incurred to protect the insured building from a flood or imminent danger of flood. Eligible expenses include sandbags, fill for temporary levees, pumps, plastic sheeting, and the value of building owner labor at the Federal minimum wage.

Furthermore, insured building owners may be reimbursed up to \$1,000 for costs associated with moving property to higher ground outside of the Special Flood Hazard Area.

FEMA's [Standard Flood Insurance Policies](#) describes these benefits in detail. Encourage building owners to read their flood insurance policies and to contact their insurance agents for more information.

Substantial Damage

As a reminder to planning and building permit officials, **you must determine if a structure was substantially damaged before any permanent rebuilding or repairs can be started for structures located in a special flood hazard area.** Temporary repairs can be made for safety reasons and to protect the integrity of the building without making a substantial damage determination. Substantial damage means "damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred."

FEMA's [Substantial Improvement/Substantial Damage Desk Reference](#) provides detail on how to make substantial damage determinations.

If local government determines a structure to be substantially damaged, it must meet flood hazard construction standards for new construction when it is rebuilt or repaired.

Property owners with flood insurance may be eligible for the National Flood Insurance Program Increased Cost of Compliance benefit, which provides up to \$30,000 to help pay the costs to bring their substantially damaged home or business into compliance with flood hazard construction standards. A policyholder's ability to collect the Increased Cost of Compliance benefit requires local government participation. [See Increased Cost of Compliance Coverage: Guidance for State and Local Officials](#) for more information.

Please call Celinda Adair, NFIP Coordinator at the Oregon Department of Land Conservation and Development for technical assistance at 503-934-0069.