

What Does an NFIP Dwelling Form Cover?

National Flood Insurance Program policies are federal regulations and standard nationwide. The Standard Flood Insurance Policy (SFIP) Dwelling Form is for one- to four-family homes, and has the following 4 types of coverage (note that one may choose either one or both of structure (A) and personal property (B) coverage, while Coverages C and D are set by federal rules):



1. Building Coverage (Coverage A, SFIP § 3(A)) Basics

Covers a home (even under construction if it is still a “structure”) and a detached garage for up to 10% of the policy. Coverage A includes certain non-structural items; see § 3(A)(7). The important coverage limitation on certain items when they are in “enclosures below the lowest elevated floor of an elevated post-FIRM building” in A and V zones and basements is § 3(A)(8).

2. Personal Property Coverage (Coverage B, SFIP § 3(B)) Basics

Covers property of “household family members” and guests in a dwelling, including for a “contents”-only policy, such as for tenants. There is also a basement and lowest-floor coverage limitation, as with Coverage A, that effectively means most “contents” in an NFIP “basement” will not be covered. Coverage B includes certain other home appliances not in Coverage A, § 3(B)(2), and potentially interior surfaces for condominium units. Coverage of antiques is limited to their use value, collectibles and jewelry will only be covered up to \$2,500. § 3(B)(6)-(7).

3. Other Coverage (Coverage C, SFIP § 3(C)) Basics

Covers 1) removal of others’ debris from your property and removal of your debris from others’; 2) certain “loss avoidance measures” (e.g., sandbags) costs up to \$1,000 if there is a reasonable danger of imminent flooding; 3) property under Coverage A and B if moved to another location for up to 45 days (including moving costs up to \$1,000) if there is the same reasonable, imminent danger; and 4) some loss assessments for condo units, to the Coverage A maximum.

4. Increased Cost of Compliance Coverage (Coverage D, SFIP § 3(D)) Basics

For one- to four-family homes, ICC coverage will provide up to \$30,000 to demolish, relocate, and/or rebuild your home in an “elevated” fashion. Generally, only heavily (“substantially”) or regularly damaged (“repetitive loss”) buildings qualify.

NYLAG’s Storm Response Unit is available to assist homeowners. Contact us at (212) 381-0701 or StormHelp@nylag.org