



Making Sense of Flood Insurance

At Advocate Brokerage we work diligently to educate each client we serve, which is why we are so focused on providing you with important information about flood insurance.

In recent years, our country has been dealing with the very real devastation of multiple hurricanes. Locally we've experienced severe damage in the past with Hurricane Irene in 2011 and Superstorm Sandy in 2012. In 2017, Hurricane Harvey destroyed homes in Houston that had never been affected by floods leaving people with no protection from insurance. Hurricane Irma followed the same year, virtually obliterating the Florida Keys and causing billions of dollars of damage to Florida, as well as Georgia and South Carolina. In 2021 Tropical Storm Ida created a danger zone throughout Westchester, destroying cars, homes, businesses in her wake.

Rising Risks

Unfortunately, the risk of floods are on the rise. Between the changing weather patterns and constant community development, to say NO to flood insurance reasoning that you've never had a flood before and leave it at that may not be the best decision. For new homebuyers, we realized that every penny matters, but passing on flood insurance can end up costing you dearly.



Flood Insurance Options

Many homeowners find themselves with no coverage, either because they mistakenly think their homeowners policy offers them protection or because they feel a separate flood policy is not necessary. Typically, your homeowners policy does not provide coverage for flood damage. This means in order to protect your home and personal property from the damage of water and flood, you'll need a separate insurance solution.

National Flood Insurance Plan (NFIP)

The federal government offers primary flood insurance through the National Flood Insurance Program. It is important to note that the NIFP does not offer coverage for your furnishings, floor coverings, carpets, media systems or contents in a below grade basement. There is a 30 day waiting period from the time the policy is submitted to the time the policy goes into effect. Primary flood has a maximum dwelling limit of \$250,000 and a maximum content limit of \$100,000.

Private Insurance Options

There are also private options available with many of the carriers we partner with, and their policy forms include some coverage for finished below grade basements. Best of all, they tend to pay claims on a much better pay scale.

Excess Flood

Offers an additional layer of protection on top of a basic flood policy. Referred to as Excess Flood, this can be purchased up to the replacement value of your property.



If you have questions about flood insurance and how Advocate Brokerage can help enhance your current insurance policies to offer flood protection, give us a call. We would be happy to come up with a solution that best fits your individual situation.



Educating each client we serve

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