



Community Rating System

A Local Official's Guide to Saving Lives, Preventing Property Damage, and Reducing the Cost of Flood Insurance

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The Community Rating System Works

Every year, flooding causes hundreds of millions of dollars' worth of damage to homes and businesses around the country. Standard homeowners and commercial property insurance policies do not cover flood losses. To meet the need for this vital coverage, the Federal Emergency Management Agency (FEMA) administers the National Flood Insurance Program (NFIP).

The NFIP offers reasonably priced flood insurance to all properties in participating communities. To participate, communities must implement the NFIP's minimum floodplain management standards.

The NFIP's Community Rating System (CRS) credits community efforts beyond those minimum standards by providing discounts on flood insurance premiums for the community's property owners.

CRS discounts on flood insurance premiums range from 5% up to 45% (see Table 1), based on the participating community's CRS class. A community's CRS class is determined by credit points that are awarded to communities. The discounts provide an incentive for communities to implement additional flood protection activities that can help save lives and property when a flood occurs.

The CRS provides credit under 19 public information and floodplain management activities described in the CRS Coordinator's Manual.

You're probably already doing many of these activities. To get credit, community officials will need to prepare documentation that verifies these efforts.

The CRS assigns credit points for each activity. Table 2 lists the activities and the possible number of credit points for each one. The table also shows the average number of credit points communities earn for each activity. These averages may give you a better indication than the maximums of what your community can expect.

To be eligible for a CRS discount, your community must do Activity 310 (Elevation Certificates). If you're a designated repetitive loss community, you must also take the steps described in Section 502, Repetitive Loss Category. All other activities are optional.



The total number of points your community earns determined your CRS class. Your discount on flood insurance premiums is based on your CRS class.

For example, if your community earns 4,500 points or more, it qualifies for Class 1, and property owners get a 45% discount on their insurance

premiums. If your community earns as little as 500 points, it's in Class 9, and property owners get a 5% discount. If a community does not apply or fails to receive at least 500 points, it's in Class 10, and property owners get no discount.

Table 1, below, shows the number of points required for each class and the corresponding discount.

Table 1. How Much Discount Property Owners in Your Community Can Get

<i>CRS Class</i>	<i>CRS Discount</i>	<i>Credit Points Required</i>
1	45%	4,500+
2	40%	4,000–4,499
3	35%	3,500–3,999
4	30%	3,000–3,499
5	25%	2,500–2,999
6	20%	2,000–2,499
7	15%	1,500–1,999
8	10%	1,000–1,499
9	5%	500–999
10	0%	0–499

Table 2. What You Can Do to Get Credit

Series 300	Public Information	Maximum Points*	Average Points*
	This series credits programs that advise people about the flood hazard, flood insurance, and ways to reduce flood damage. The activities also provide data insurance agents need for accurate flood insurance rating.		
310	Elevation Certificates <ul style="list-style-type: none"> ▪ Have written procedures for managing floodplain-related certificates for new construction in the floodplain. (At a minimum, a community must maintain certificates for buildings built after the date of its CRS application.) ▪ Maintain a rate of 90% accuracy of all certificates. 	116	36
320	Map Information Service <ul style="list-style-type: none"> ▪ Provide Flood Insurance Rate Map information to those who inquire, and publicize this service. 	90	78
330	Outreach Projects <ul style="list-style-type: none"> ▪ Distribute outreach projects with messages about flood hazards, flood insurance, flood protection measures, and/or the natural and beneficial functions of floodplains. 	350	87
340	Hazard Disclosure <ul style="list-style-type: none"> ▪ Real estate agents advise potential purchasers of flood-prone property about the flood hazard. ▪ Regulations require notice of the hazard. 	80	15
350	Flood Protection Information <ul style="list-style-type: none"> ▪ The public library and/or community's website maintains references on flood insurance and flood protection. 	125	48
360	Flood Protection Assistance <ul style="list-style-type: none"> ▪ Give inquiring property owners technical advice on protecting their buildings from flooding, and publicize this service. 	110	59
370	Flood Insurance Promotion <ul style="list-style-type: none"> ▪ Assess flood insurance coverage in the community; promote flood insurance through meetings, technical assistance, brochures, or other means. 	220	40
Series 300 Total		1,091	392

* Maximum and average points are subject to change. See the *CRS Coordinator's Manual* for current information.

Series 400	Mapping & Regulations	Maximum Points*	Average Points*
	This series credits programs that limit floodplain development or provide increased protection to new and existing development.		
410	Floodplain Mapping <ul style="list-style-type: none"> ▪ Develop new flood elevations, floodway delineations, wave heights, or other regulatory flood hazard data for an area not mapped in detail by the flood insurance study. ▪ Have a more restrictive mapping standard. 	850	78
420	Open Space Preservation <ul style="list-style-type: none"> ▪ Guarantee that currently open public or private floodplain parcels will be kept free from development. ▪ Incentivize keeping the floodplain open with zoning restrictions, lot size requirements, or other regulations. 	2,870	471
430	Higher Regulatory Standards <ul style="list-style-type: none"> ▪ Limit new buildings and/or fill in the floodplain. ▪ Require freeboard. ▪ Require soil tests or engineered foundations. ▪ Require compensatory storage. ▪ Require coastal construction standards in AE Zones. ▪ Have regulations tailored to protect critical facilities or areas subject to special flood hazards such as alluvial fans, ice jams, subsidence, coastal erosion. 	2,462	272
440	Flood Data Maintenance <ul style="list-style-type: none"> ▪ Keep flood and property data on computer records. ▪ Use better base maps. ▪ Maintain elevation reference marks. 	222	127
450	Stormwater Management <ul style="list-style-type: none"> ▪ Regulate new development throughout the water-shed to ensure that post-development runoff is no greater than pre-development runoff. ▪ Regulate new construction to minimize soil erosion and protect or improve water quality. 	755	110
Series 400 Total		7,159	1,058

Series 500	Flood Damage Reduction	Maximum Points*	Average Points*
	This series credits programs that reduce the flood risk to existing development.		
510	<p>Floodplain Management Planning</p> <ul style="list-style-type: none"> ▪ Using a standard planning process, prepare, adopt, implement, and update <ul style="list-style-type: none"> ○ a comprehensive flood hazard mitigation plan, and/or ○ a plan to protect natural functions within the community's floodplain, and/or ○ a plan for managing substantial flood damage to properties in the community, and/or ○ a plan to conserve and/or recover threatened and endangered species in the floodplain. ▪ Prepare an analysis of the repetitive flood loss areas within the community. <p><i>Note: Category C repetitive loss communities must receive credit for either the floodplain management plan or the repetitive loss area analysis, above.</i></p>	762	197
520	<p>Acquisition & Relocation</p> <ul style="list-style-type: none"> ▪ Acquire and/or relocate floodprone buildings so that they are out of the floodplain, and the floodplain remains open 	2,250	176
530	<p>Flood Protection</p> <ul style="list-style-type: none"> ▪ Protect existing floodplain development by floodproofing, elevation, or minor flood control projects. 	1,600	64
540	<p>Drainage System Maintenance</p> <ul style="list-style-type: none"> ▪ Have a program for and conduct annual inspections of all channels and detention basins; remove debris as needed 	470	203
Series 500 Total		5,082	640

Series 600	<i>Flood Preparedness</i>	Maximum Points*	Average Points*
	This series credits emergency services and flood warning and response programs that save lives and protect property		
610	Flood Warning and Response <ul style="list-style-type: none"> ▪ Provide early flood warnings to the public, and have a detailed flood response plan keyed to flood crest predictions. ▪ Incorporate substantial damage assessments into flood response operations. 	365	266
620	Levees <ul style="list-style-type: none"> ▪ Annually inspect and maintain existing levees; have a system for recognizing the threat of levee failure and/or overtopping, disseminating warnings, and providing emergency response; and coordinate with operators of critical facilities. 	235	111
630	Dams <ul style="list-style-type: none"> ▪ Have a high-hazard-potential dam that could affect the community; have a system for recognizing the threat of dam failure, disseminating warnings, planning and practicing emergency responses; and coordinating with operators of critical facilities. 	160	38
Series 600 Total		760	415
Total for All Series		14,092	2,505



Additional Credit

Your community can get additional credit for regulating development outside the Special Flood Hazard Area (SFHA) to the same standards as development inside the SFHA. There is also credit for assessing future flood conditions, including the impacts of future development, urbanization, sea level rise, and changing weather patterns. See the *CRS Coordinator's Manual* for full details.

Many communities can qualify for what the CRS calls “state-based credit,” based on the activities or regulations a state or regional agency implements within communities. For example, some states have disclosure laws eligible for credit under Activity 340 (Hazard Disclosure). Any community in those states can receive the state-based credit.

Your community may want to consider floodplain management activities not listed in the *CRS Coordinator's Manual*. You should evaluate these activities for their ability to increase public safety, reduce property damage, avoid economic disruption and loss, and protect the environment. In addition, you can request a review of these activities to determine whether they could be eligible for CRS credit. FEMA welcomes innovative ways to prevent or reduce flood damage.



How to Apply

Participation in the CRS is voluntary. If your community is in full compliance with the minimum floodplain management standards of the NFIP, you may apply. There's no application fee, and all CRS publications are free.

Your community's chief executive officer (your mayor, city manager, or other top official) must appoint a CRS Coordinator to serve as the liaison between the community and FEMA. The coordinator should know the operations of all departments that deal with floodplain management and public information. And the coordinator should be able to speak for the community's chief executive officer.

To begin the application process, your community submits a letter of interest to your FEMA Regional Office and documents that you are implementing floodplain management activities that warrant at least 500 CRS credit points. On the CRS website (<https://www.fema.gov/community-rating-system>) you can find a sample letter; the CRS Quick Check, a tool that helps you assess your community's possible credit points; and further instructions.

You may also want to download from that website a copy of the *CRS Coordinator's Manual*, along with its *Addendum*. These two documents describe the program in full and provide specific information, including eligible activities, required documentation, and resources for assistance.

After your community applies for a CRS classification, the CRS will verify the information and arrange for flood insurance premium discounts.

Help is available through the contact information below.

- CRS-related materials and many more resources are available at <https://www.fema.gov/community-rating-system>.
- For more information, email <mailto:fema-crs@fema.dhs.gov> or nfipcrs@iso.com.

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