NAR Issue Brief Flood Insurance Comparison

Current Law (Biggert-Waters)	House Substitute (H.R. 3370)	Original Senate Bill (S. 1926)
Sec. 205-Sale/New Policy Trigger (premium increase triggered by property/new policy purchase)	Repeals Sec. 205-Sale/New Policy Trigger (including sale of second home/business) Returns to allowing the new owner to	Delays for 4 Years No refunds
	assume the old policy at the current rate (i.e. policy stays with property, not owner)	
	Refunds to those who paid the increased premium, including those who were not warned prior to property purchase	
Sec. 207-Remapping Trigger (5- yr phase-out of grandfathering triggered by new flood map)	Repeals Sec. 207-Remapping Trigger	Delays for 4 Years
	Restores grandfathering of properties in flood zone when built to code (including grandfathered second home/business)	
	Restores rate phase-in for newly mapped	
Annual premium increases	GENERALLY IF BUILT BEFORE 1975	Does not change current law
	Primary Home: Sets 5% floor and 18% ceiling per property (current law allows higher as long as the average per flood zone doesn't exceed 20%)	
	Second Home/Business: 25% increases until reach full risk (same as current law)	
	GENERALLY IF BUILT AFTER 1975	
	Primary Home, Second Home or Business: Sets 18% ceiling per property (down from the 20% average per flood zone)	
Offset	\$25 assessment on all NFIP primary homes; \$250 on the businesses and second homes in the NFIP	No offset

