

Biggert-Waters Flood Insurance Reform Act of 2012 (BW12) Timeline

Date of Implementation	Who Is Affected	What Will Happen	Why Is It Changing
July 10, 2012	Owners of property: - that is affected by flooding on Federal land caused, or exacerbated by, post-wildfire conditions on Federal land, and - who purchased flood insurance fewer than 30 days before the flood loss and within 60 days of the fire containment date.	If a flood occurs under certain conditions, an exception to the 30-day waiting period is implemented for a policy purchased not later than 60 days after the fire containment date.	BW 12 Section 100241 created a third exception to the 30-day waiting period for insurance coverage for private properties affected by flooding from Federal lands as a result of post-wildfire conditions.
October 19, 2012	Policyholders in the Missouri River Basin (ND, SD, IA, NE, KS, MO) who had claims on a policy purchased from May 1-June 6, 2011, and were not damaged by flood for 30 days after purchase date.	When certain conditions are met, an alternative effective date for the policy or the increased coverage is established as the 30th day after the policy purchase date, without regard for the otherwise applicable flood in progress exclusion, for claims denied based on Exclusion V.	BW 12 Section 100227(b) provides an alternative effective date for qualifying policies that had claims from flooding of the Missouri River that started June 1, 2011.
January 1, 2013	Homeowners with subsidized insurance rates on non-primary residences - Properties receiving subsidized insurance rates are those structures built prior to the first Flood Insurance Rate Map (pre-FIRM properties) that have not been substantially damaged or improved.	25 percent increase in premium rates each year until premiums reflect full risk rates	- BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums. - This premium increase is outlined in Section 100205. - The phase out of subsidies affecting non-primary residences was also mandated by earlier 2012 legislation, HR 5740.
October 1, 2013	Owners of business properties with subsidized premiums - Owners of severe repetitive loss properties consisting of 1-4 residences with subsidized premiums. - Owners of any property that has incurred flood-related damage in which the cumulative amounts of claims payments exceeded the fair market value of such property.	25 percent increase in premium rates each year until premiums reflect full risk rates	- BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums. - These premium increases are outlined in Section 100205.

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When	Who Is Affected	What Will Happen	Why Is It Changing
October 1, 2013 cont.	Owners of property - not insured as of the date of enactment of BW 12 (subject to a possible exception in Section 100207 of BW 12); - with a lapsed NFIP policy; - that has been purchased after the date of enactment of BW 12.	Full-risk rates will apply to these policies.	- BW 12 calls for the elimination of subsidies and discounts on flood insurance premiums. - These premium increases are outlined in Section 100205.
Late 2014	Other property owners, including non-subsidized policyholders, affected by map changes	Full-risk rates will be phased in over five years at a rate of 20 percent per year to reach full risk rates.	- BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums - This premium increase is outlined in Section 100207.