

# 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	<b>Owners of property:</b> <ul style="list-style-type: none"> <li>that is affected by flooding on Federal land caused, or exacerbated by, post-wildfire conditions on Federal land, and</li> <li>who purchased flood insurance fewer than 30 days before the flood loss and within 60 days of the fire containment date.</li> </ul>	<ul style="list-style-type: none"> <li>If a flood occurs under certain conditions, <b>an exception to the 30-day waiting period is implemented</b> for a policy purchased not later than 60 days after the fire containment date.</li> </ul>	<ul style="list-style-type: none"> <li>BW 12 <b>Section 100241</b> 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.</li> </ul>
October 19, 2012	<ul style="list-style-type: none"> <li><b>Policyholders in the Missouri River Basin</b> (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.</li> </ul>	<ul style="list-style-type: none"> <li>When certain conditions are met, <b>an alternative effective date for the policy or the increased coverage is established</b> 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.</li> </ul>	<ul style="list-style-type: none"> <li>BW 12 <b>Section 100227(b)</b> provides an alternative effective date for qualifying policies that had claims from flooding of the Missouri River that started June 1, 2011.</li> </ul>
January 1, 2013	<ul style="list-style-type: none"> <li><b>Homeowners</b> with subsidized insurance rates on non-primary residences</li> <li>Properties receiving subsidized insurance rates are those structures built prior to the first Flood Insurance Rate Map (<b>pre-FIRM properties</b>) <b>that have not been substantially damaged or improved.</b></li> </ul>	<ul style="list-style-type: none"> <li><b>25 percent increase in premium rates each year</b> until premiums reflect full risk rates</li> </ul>	<ul style="list-style-type: none"> <li>BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums.</li> <li>This premium increase is outlined in <b>Section 100205.</b></li> <li>The phase out of subsidies affecting non-primary residences was also mandated by earlier 2012 legislation, <b>HR 5740.</b></li> </ul>
August 1, 2013	<ul style="list-style-type: none"> <li><b>Owners of business properties</b> with subsidized premiums</li> <li>Owners of <b>severe repetitive loss</b> properties consisting of 1-4 residences with subsidized premiums.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li><b>25 percent increase in premium rates each year</b> until premiums reflect full risk rates</li> </ul>	<ul style="list-style-type: none"> <li>BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums.</li> <li>These premium increases are outlined in <b>Section 100205.</b></li> </ul>

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When	Who Is Affected	What Will Happen	Why Is It Changing
August 1, 2013 cont.	<b>Owners of property</b> <ul style="list-style-type: none"> <li>not insured as of the date of enactment of BW 12 (subject to a possible exception in Section 100207 of BW 12);</li> <li>with a <b>lapsed NFIP policy</b>;</li> <li>that has been purchased after the date of enactment of BW 12.</li> </ul>	<ul style="list-style-type: none"> <li>Full-risk rates <b>will apply to these policies.</b></li> </ul>	<ul style="list-style-type: none"> <li>BW 12 calls for the elimination of subsidies and discounts on flood insurance premiums.</li> <li>These premium increases are outlined in <b>Section 100205.</b></li> </ul>
2014	<ul style="list-style-type: none"> <li><b>Other property owners, including non-subsidized policyholders</b>, affected by map changes</li> </ul>	<ul style="list-style-type: none"> <li>Full-risk rates <b>will be phased in</b> over five years at a rate of 20 percent per year to reach full risk rates.</li> </ul>	<ul style="list-style-type: none"> <li>BW 12 calls for the phase-out of subsidies and discounts on flood insurance premiums</li> <li>This premium increase is outlined in <b>Section 100207.</b></li> </ul>