

September 15, 2025

The Honorable Cory Booker
United States Senate
306 Hart Senate Office Building
Washington, DC 20510

The Honorable Bill Cassidy
United States Senate
455 Dirksen Senate Office Building
Washington, D.C. 20510

RE: Response to Senate Request for Information on the National Flood Insurance Program (NFIP)

Dear Senators Booker and Cassidy:

On behalf of the National Association of REALTORS® (NAR), thank you for the opportunity to provide input on the reauthorization and reform of the National Flood Insurance Program (NFIP). We appreciate your bipartisan efforts to engage stakeholders and look forward to working with the Senate Banking Committee to advance long-term reauthorization grounded in practical reforms with broad support.

According to [NAR research](#), the NFIP supports roughly half a million home sales annually, generating 1 million jobs and contributing \$70 billion to the U.S. economy. Since 2017, however, Congress has passed 33 short-term extensions, as key members have struggled to reach consensus on a comprehensive reform package.

NAR encourages Congress to build on bipartisan efforts, such as H.R. 3167 (116th Congress), which the House Financial Services Committee unanimously passed. We believe there is strong support for pairing long-term NFIP reauthorization with targeted reforms that improve property-specific risk assessments, incentivize mitigation-centered affordability strategies, and expand consumer choice.

Flood Mapping

FEMA currently maps only one-third of the nation's stream miles and coastline, leaving many inland areas and key flood risks unaccounted for. This helps explain why 40% of NFIP claims now originate outside Special Flood Hazard Areas. NAR recommends:

- Expanding FEMA's mapping coverage to all areas of the U.S., not just major rivers and coastlines;
- Modernizing maps to reflect all types of flood risk, including pluvial (rainfall) flooding away from water bodies; and
- Enhancing mapping tools to provide more granular, property-specific views of risk, like flood factors, is now available on REALTOR.com®.

Affordability & Mitigation

NAR supports NFIP's current risk rating system, which provides accurate, property-specific full-risk rates upfront to help buyers make informed decisions. We also support strengthening mitigation programs to improve affordability by:

- Increasing funding authorizations for flood mitigation grant programs;
- Expanding NFIP coverage for the increased cost of compliance after flooding; and
- Prioritizing and means-testing mitigation assistance for those most in need

Private Flood Insurance

According to FEMA, only 4% of U.S. homeowners have flood insurance. NAR supports strengthening the public-private partnership to help close this coverage gap, including clarifying that continuous coverage requirements can be met by either NFIP or private flood insurance.

Disclosure & Transparency

NAR supports the Flood History Information Act (HR 7537 [118th Congress]), which would provide buyers and renters with access to NFIP claims history, disaster aid records, and other relevant property flood facts. We do not support conditioning NFIP eligibility on local governments adopting a FEMA disclosure form, as all 50 states already require disclosure of known material facts, including prior flood damage.

Thank you again for your leadership and the opportunity to provide input. We look forward to working with you and the Senate Banking Committee to advance long-term NFIP reauthorization with practical, broadly supported reforms.

Sincerely,



Kevin Sears
President, National Association of REALTORS®