

# 56 N.J.R. 218(a)

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## PUBLIC NOTICES

### Reporter

56 N.J.R. 218(a)

- [NJ - New Jersey Register](#)
- [2024](#)
- [FEBRUARY](#)
- [FEBRUARY 5, 2024](#)
- [PUBLIC NOTICES](#)
- [COMMUNITY AFFAIRS -- THE COMMISSIONER](#)

### Agency

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COMMUNITY AFFAIRS > THE COMMISSIONER

### Text

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#### Notice of Flood Risk to Be Used by Landlords

**Take notice**, that pursuant to N.J.S.A. 46:8-50, the Department of Community Affairs (Department) hereby publishes this model notice to be used by landlords to notify tenants of flood risks prior to lease signing or renewal as set forth at N.J.S.A. 46:8-50. The notice is required to be signed by both the landlord and tenant. Pursuant to N.J.S.A. 46:8-50, the Department developed the Flood Risk Notice in consultation with the Department of Environmental Protection.

#### FLOOD RISK NOTICE

This Notice is provided pursuant to N.J.S.A. 46:8-50, and is applicable to the rental property located at:

[full address (street, city, state, zip code)]

[municipality, county, block, and lot]

1. Is any or all of the rental property located wholly or partially in the Special Flood Hazard Area ("100-year/1% Annual Chance Flood") according to FEMA's current flood insurance rate maps for the leased premises area?

Yes, effective map \_\_\_

Yes, preliminary map \_\_\_

No \_\_\_

2. Is any or all of the rental property located wholly or partially in a Moderate Risk Flood Hazard Area ("500-year/0.2% Annual Flood Hazard Area") according to FEMA's current flood insurance rate maps for the leased premises area?

Yes, effective map \_\_\_

Yes, preliminary map \_\_\_

No \_\_\_

3. Has the rental premises or any portion of the parking areas of the real property containing the rental premises subject to any flood damage, water seepage, or pooled water due to a natural flood event?

Yes \_\_\_\_\_

No \_\_\_\_\_

Unknown \_\_\_\_\_

If the answer is Yes, how many times has such an event occurred:

\_\_\_\_\_

If the answer is Yes, describe each such event, including date of event:

Tenant: \_\_\_\_\_

Landlord: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**NOTE: Flood risks in New Jersey are growing due to the effects of climate change. Coastal and inland areas may experience significant flooding now and in the near future, including in places that were not previously known to flood. For example, by 2050, it is likely that sea-level rise will meet or exceed 2.1 feet above 2000 levels, placing over 40,000 New Jersey properties at risk of permanent coastal flooding. In addition, precipitation intensity in New Jersey is increasing at levels significantly above historic trends, placing inland properties at greater risk of flash flooding. These and other coastal and inland flood risks are expected to increase within the life of a typical mortgage originated in or after 2020. To learn more about these impacts, including the flood risk to your property, visit [flooddisclosure.nj.gov](https://www.flooddisclosure.nj.gov). To learn more about how to prepare for a flood emergency, visit [nj.gov/njoem/plan-prepare/floods](https://www.nj.gov/njoem/plan-prepare/floods).**

**FLOOD INSURANCE: Flood insurance may be available to renters through FEMA's National Flood Insurance Program to cover your personal property and contents in the event of a flood. A standard renter's insurance policy does not typically cover flood damage. You are encouraged to examine your policy to determine whether you are covered.**