



State of Vermont
PERMIT AND LICENSE INFORMATION

MUNICIPAL FLOOD HAZARD AREA PERMIT

SUMMARY DESCRIPTION OF PERMIT	Any development within the FEMA designated 100-year floodplain (Special Flood Hazard Area) in a community participating in the National Flood Insurance Program (NFIP) requires a local development permit. These applications for local development permits must come to ANR for State review and comment to ensure compliance with NFIP minimum standards.
EXAMPLE OF REGULATED ACTIVITY	The NFIP defines development in a Special Flood Hazard Area to include any human-made change to improved or unimproved real estate, including the construction of buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or the storage of equipment or materials.
CRITERIA FOR JURISDICTION	Any new development (as defined above) or substantial improvement to an existing structure at least partially inside a Special Flood Hazard Area as shown on the community's most recent Flood Insurance Rate Map (FIRM) or Flood Hazard Boundary Map (FHBM).
INFORMATION REQUIRED	ANR review of flood hazard area permit application requires: <ul style="list-style-type: none"> • A full copy of the municipal development application; • Thorough description of the proposed development, including the extent of all types of development listed above; • Site plan showing existing and proposed contours/elevations in the same datum as the most recent NFIP map, Floodway delineation and Flood Fringe delineation; • In Special Flood Hazard Areas without a base flood elevation, the development of an elevation is required in accordance with the publication <i>FEMA-265: Managing Floodplain Development in Approximate Zone A Areas</i>.
WEB ADDRESS	https://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/floodplains
FEES	There is no state fee for review of applications for development in Special Flood Hazard Areas; local zoning permit fees apply.
APPLICATION TIME FRAME	ANR has 30 days upon receipt to review and comment on applications for development in Special Flood Hazard Areas before a permit can be issued by the municipality.

**ADMINISTERING
AGENCY**

**AGENCY OF NATURAL RESOURCES
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
WATERSHED MANAGEMENT DIVISION**

CONTACT: Regional Floodplain Managers ([view map](#)):

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AUTHORITY

24 V.S.A. §4424

**APPLICABLE
RULES**

44 CFR Parts 59, 60, 65, and 70; Local municipal flood hazard area regulations

OTHER PERMITS

Certain development within the Special Flood Hazard Area may require a permit to be issued by ANR, rather than by a municipality, under the Flood Hazard Area & River Corridor (FHARC) Permit. The FHARC Permit regulates [activities exempt from municipal regulation](#) in flood hazard areas and river corridors.

These activities include:

- State-owned and operated institutions and facilities;
- Required agricultural and silvicultural practices; and
- Power generation, transmission, and telecommunication facilities

seeking a Certificate of Public Good from the Public Utility Commission. More information about the FHARC rule and permit can be found here:

<https://dec.vermont.gov/watershed/rivers/river-corridor-and-floodplain-protection/state-permits>.

Generally, development located in Special Flood Hazard Area may also require Army Corps of Engineer permits (sheet [#97](#), [#98](#), [#99](#)), Stream Alteration permits (sheet [#32](#)), Shoreland Encroachment permits (sheet [#28](#), [#28.1](#)), or other permits pertaining to development in or near Vermont water bodies.

Contact a Permit Specialist for a Project Review Sheet, see:

<https://dec.vermont.gov/environmental-assistance/permits>