

Prepared by Duxbury Planning Office in consultation with FEMA and MEMA

*Please contact FEMA at 1-877-336-2627 with specific questions*

**A further explanation of the “FINAL SUMMARY OF MAP ACTIONS” listed in the May 4, 2016 FEMA report**

**LOMCs Incorporated** – Currently, there are none listed for Duxbury. These are generally big enough to be seen on the paper maps, and are incorporated into paper and online maps when they become effective.

**LOMCs Not Incorporated** – “Revalidated free of charge” means that the letters received previously and listed here will still be in effect after the new maps are effective. These are generally so small that they can’t easily be seen on the revised maps (such as changes agreed to thorough review of an elevation certificate, for example). A letter will be sent to the Town by FEMA (but not individual property owners), and this will be uploaded to the website once available. Property owners will be able to access, download and print this new letter the day after it is made available, the day after the proposed maps go into effect. In addition, FEMA will be providing this information on all of its on-line servers to lenders, banks and insurance companies.

**LOMCs Superseded** – The LOMCs listed here will no longer be in effect once the new maps are effective - FEMA will be providing this information on all of its on-line servers to lenders, banks and insurance companies, and insurance rates may be affected.

**LOMCs to be Redetermined** – Currently, there are none listed for Duxbury, these are generally related to large condominium or multi-unit developments on single properties.