

FEMA Reimbursement for Post-Disaster Floodplain Management and Building Code Administration and Enforcement

Hundreds of structures may need repairs, permits, and inspections in your community after a disaster. Effective rebuilding reduces risk to people and better protects structures from future damage by adhering to locally adopted codes and standards. The Disaster Recovery Reform Act of 2018, Section 1206, authorizes FEMA to provide communities with the resources to administer and enforce building code and floodplain management ordinances following a major disaster declaration through FEMA's Public Assistance (PA) Program.

National Flood Insurance Program (NFIP) participating communities in fifteen counties, listed on page 4, are eligible for FEMA PA permanent work following DR-4879, Texas Severe Storms, Straight-line Winds, and Flooding, which opens reimbursement for costs associated with post-disaster floodplain management and building code work. Reimbursement is limited to 180 days following a major disaster declaration with FEMA PA permanent work, written as Category I projects, and follows the permanent work cost share for the disaster. NFIP-participating communities are required to adhere to their locally adopted regulations to remain in good standing with the NFIP.

What can this policy reimburse?

- Hiring temporary workers and surge staff, contractors, mutual aid teams, and overtime for budgeted employees to support administering floodplain management and building permits and Substantial Damage (SD) assessments and determinations
- Certifying, training, licensing, and supervising staff to review applications and issue floodplain management and building permits
- Inspecting structures under construction in the disaster area for compliance with approved plans, specifications, and all requirements of applicable codes, laws, and ordinances
- Monitoring impacted areas for unpermitted construction activities
- Contracting for services
- Conducting community outreach regarding permitting and rebuilding requirements
- Purchasing necessary supplies and equipment



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Costs associated with reimbursement for mutual aid will be reimbursed according to provisions established in the [Public Assistance Program and Policy Guide](#) and the mutual aid or Emergency Management Assistance Compact (EMAC) executed agreement. Activities and expenses not listed as examples of eligible activities in Section B.3 of the [Building Code and Floodplain Management Administration and Enforcement](#) will be evaluated on a case-by-case basis.

Ineligible Work

Ineligible work under the policy includes activities associated with non-disaster damaged structures or activities to update a community's laws, rules, procedures, or requirements. For example, updating building codes, adopting new zoning requirements, or developing new land use plans are not eligible for FEMA PA, Category I reimbursement.

Note: Revenue collected by the applicant (including fees and fines) is considered program income. The project worksheet will be reduced accordingly during closeout. If the applicant waives fees or fines following the disaster, FEMA will still reduce the eligible costs by the amount that the fees or fines would have been.

The 180-Day Period: Reimbursement is limited to work and costs in disaster declared areas up to 180 days following the date the major disaster declaration is amended to authorize PA permanent work. PA can reimburse costs for eligible work done starting on the first day of the incident period.

Disaster	Incident Start Date	Declaration Date	+180 Days	Notes
Texas Severe Storms, Straight-line Winds, and Flooding DR-4879-TX	07/02/2025	07/06/2025	01/02/2026	Communities should be tracking eligible floodplain and building code administration and enforcement work and costs. Must report costs to FEMA PA within 60 days of Recovery Scoping Meeting.
Permanent Work Designated Counties: Burnet, Coke, Concho, Hamilton, Kendall, Kerr, Kimble, Llano, Mason, McCulloch, Menard, San Saba, Tom Green, Travis, and Williamson				

Eligibility for Support Under Section 1206

- State, local, territorial, or tribal (SLTT) governments authorized for PA permanent under a major disaster declaration are eligible for this type of assistance, consistent with other grants under FEMA's PA Program.
- SLTT governments must be in good standing with the NFIP. FEMA will not fund activities covered in this policy under the PA Program for communities suspended from or sanctioned for non-participation in the NFIP.
- Eligible applicants must be legally responsible to administer and enforce building codes or floodplain management regulations.

What to Do Now

- Floodplain and Building Code Officials:** The NFIP requires participating communities to permit floodplain development (including repairs) and thereby assess damage of any source to see if it would constitute SD or substantial improvement and need to meet building/rebuilding standards. If your community needs help conducting floodplain damage assessments, start by relaying this need to your emergency manager. Talk to your

community point of contact who works with the FEMA PA Program Delivery Manager about work and costs that might be reimbursable under the policy and any needed documentation for submittal. Track all staffing hours, including volunteer hours, work, and costs so you are ready to give that to your community PA point of contact.

- **FEMA and State PA Staff:** Remind community PA contacts to reach out to their emergency managers and floodplain/building code staff about eligible work and costs that the community may want to submit.
- **Project Worksheet (PW) Based on Work to Be Completed:** Potentially, PA grants can be based on an estimate. Communities would have to develop a budget and substantiate that budget to bring it forward.
 - Example 1: A community has a stand-by or pre-positioned contract for substantial damage assessments. Based on the scope of the services, the community can estimate what the cost of the services will be. This would be like a debris removal contract. The PW is based on an estimate with a substantiated budget.
 - Example 2: A community anticipates overtime for budgeted staff to do floodplain permitting and SD assessment work. The community can project forced account labor for the number of staff that will be working (i.e., 7 staff members) and how many overtime hours per week they will be working (i.e., 20 hours/week), including their hourly rates and fringe benefits. The community can provide historical payroll records to help substantiate the claim.
- **If your community does not currently have FEMA PA permanent work:** You should still conduct post-disaster permitting and substantial damage inspections. Document all work and costs, including volunteer hours, so that if PA permanent work is declared later, you will be ready to seek reimbursement.

FEMA can obligate money for eligible work, and the funding will be released to the Texas Division of Emergency Management (TDEM) for reimbursement. TDEM has a process to expedite requests, but will still need invoices, timesheets, and other documentation. Communities can turn in documentation as frequently as they want, (e.g., weekly, pay period, monthly).

Mutual Aid and Compacts

Interstate Mutual Aid Compact (IMAC) is an intrastate agreement that enables county-to-county assistance when a mutual aid agreement between counties is not already in place. IMAC may be the best route for asking for help from another jurisdictional employee, like another community's floodplain administrator, if your community needs help with floodplain damage assessments, determinations, and floodplain permitting. Talk to your county emergency operations manager about your need for assistance. Options may include seeking an IMAC request, reassigning other salaried staff to help, utilizing volunteers, requesting mutual aid, using a contractor, or reaching out to your state and FEMA floodplain contacts for assistance. Agreements and contracts may take time to secure following federal procurement guidelines.

Eligible Counties and NFIP Participating Communities Within

Burnet County Communities: <ul style="list-style-type: none"> ▪ Bertram, City of ▪ Burnet, City of ▪ Burnet County ▪ Cottonwood Shores, City of ▪ Granite Shoals, City of ▪ Highland Haven, City of ▪ Horseshoe Bay, City of ▪ Marble Falls, City of ▪ Meadowlakes, City of 	Coke County Communities: <ul style="list-style-type: none"> ▪ Bronte, City of ▪ Coke County ▪ Robert Lee, City of
Concho County Communities: <ul style="list-style-type: none"> ▪ Concho County ▪ Eden, City of 	Hamilton County Communities: <ul style="list-style-type: none"> ▪ Hamilton, City of ▪ Hico, City of
Kendall County Communities: <ul style="list-style-type: none"> ▪ Boerne, City of ▪ Fair Oaks Ranch, City of ▪ Kendall County 	Kerr County Communities: <ul style="list-style-type: none"> ▪ Center Point, City of ▪ Ingram, City of ▪ Kerr County ▪ Kerrville, City of
Kimble County Communities: <ul style="list-style-type: none"> ▪ Junction, City of ▪ Kimble County 	Llano County Communities: <ul style="list-style-type: none"> ▪ Horseshoe Bay, City of ▪ Llano, City of ▪ Llano County ▪ Sunrise Beach Village, City of
Mason County Communities: <ul style="list-style-type: none"> ▪ Mason, City of ▪ Mason County 	McCulloch County Communities: <ul style="list-style-type: none"> ▪ Brady, City of
Menard County Communities: <ul style="list-style-type: none"> ▪ Menard, City of ▪ Menard County 	San Saba County Communities: <ul style="list-style-type: none"> ▪ San Saba, City of ▪ San Saba County
Tom Green County Communities: <ul style="list-style-type: none"> ▪ San Angelo, City of 	Travis County Communities: <ul style="list-style-type: none"> ▪ Austin, City of

<ul style="list-style-type: none"> Tom Green County 	<ul style="list-style-type: none"> Bee Cave, City of Briarcliff, Village of Cedar Park, City of Creedmoor, City of Jonestown, City of Lago Vista, City of Lakeway, City of Leander, City of Manor, City of Mustang Ridge, City of Pflugerville, City of Point Venture, Village of Rollingwood, City of Round Rock, City of San Leanna, Village of Sunset Valley, City of The Hills, Village of Travis County Volente, Village of West Lake Hills, City of 		
<p>Williamson County Communities:</p> <table> <tr> <td data-bbox="94 1230 808 1600"> <ul style="list-style-type: none"> Austin, City of Bartlett, City of Cedar Park, City of Coupland, City of Florence, City of Georgetown, City of Granger, City of Hutto, City of </td><td data-bbox="808 1230 1513 1600"> <ul style="list-style-type: none"> Leander, City of Liberty Hill, City of Pflugerville, City of Round Rock, City of Taylor, City of Thrall, City of Weir, City of Williamson County </td></tr> </table>		<ul style="list-style-type: none"> Austin, City of Bartlett, City of Cedar Park, City of Coupland, City of Florence, City of Georgetown, City of Granger, City of Hutto, City of 	<ul style="list-style-type: none"> Leander, City of Liberty Hill, City of Pflugerville, City of Round Rock, City of Taylor, City of Thrall, City of Weir, City of Williamson County
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Resources

Section 1206, Building Code and Floodplain Management Administration and Enforcement | [Webpage](#)

Building Code and Floodplain Management Administration and Enforcement | FEMA [Policy](#)

Volume 1: Disaster Recovery Reform Act Section 1206 Frequently Asked Questions | [Fact Sheet](#)

Volume 2: Disaster Recovery Reform Act Section 1206 Frequently Asked Questions | [Fact Sheet](#)

Public Assistance Companion Guide: Disaster Recovery Reform Action Section 1206 | [Fact Sheet](#)

Applying for Building Code Administration & Enforcement Reimbursement through FEMA's PA Program | [Fact Sheet](#)

Disaster Recovery Reform Act Section 1206 | [YouTube](#)

Answers to Questions About Substantially Improved/Substantially Damaged Buildings | [FEMA 213](#)

Substantial Improvement/Substantial Damage Desk Reference | [FEMA P758](#)

Substantial Damage Estimator Tool | [Webpage](#)