

Already have a Letter of Map Amendment from a previous year?

FEMA Contact for all questions

The Federal Emergency Management Agency's (FEMA) Map Information eXchange (FMIX) offers a Live Chat service, which allows stakeholders to interact with Map Specialists in real-time via an online forum. To chat with a Map Specialist, please visit the [FMIX](#) page. You can also reach the FMIX by telephone at 877-FEMA MAP (877-336-2627) and by e-mail at FEMAMapSpecialist@riskmapcds.com. The FMIX is open Monday through Friday from 8am to 6:30pm Eastern Standard Time (EST).

I currently have a LOMA, why doesn't the map reflect this?

Some residents may notice that their property is shown within a special flood hazard area on the Flood Insurance rate Map (FIRM), even though they have previously obtained a Letter of Map Amendment (LOMA) to exclude their property from the flood zone. Previously issued Letters of Map Changes (LOMC) for Westwood fall into one of the following three categories:

- **LOMCs Incorporated**

These modifications to the FIRM have already been incorporated and are reflected on the current map. There is no further action required by the property owner since these changes have been incorporated into the new maps.

- **LOMCs Not Incorporated**

These modifications to the FIRM have not been incorporated into the current FIRM Map, but will be once the map is in effect on July 17, 2012. It is not necessary for residents to re-file for a LOMA, these changes will be revalidated free of charge 1 day after the revised FIRM becomes effective through FEMA. The LOMCs don't physically get incorporated into the maps, but they do remain valid and effective even after the new maps become effective. Usually a map revision supersedes ALL LOMC cases, unless a revalidation letter is done to prevent that. "Not Incorporated" means that because the scale of what is removed is just too small (ie: one house), FEMA isn't going to change the map to reflect that because you probably couldn't see the change anyway since it's too small. So they put out the SOMA and eventually the revalidation letter to confirm these LOMA cases are all still good and valid and that there remains no federal requirement for flood insurance for these structures."

- **LOMCs Superseded**

These modifications to the FIRM have not been incorporated into the new FIRM, nor will they be without further action by the property owner. For properties in this category owners must file for a Reissuance of Case by contacting FMIX (*contact information above*). Property owners must include the following:

- Cover letter – including case number – *Case numbers can be obtained by contacting the Selectmen's Office at 781-326-4172*
- Original Letter of Map Amendment

Mail the correspondents to the following:

LOMC Clearinghouse
739 Coca-Cola Drive
Suite 204
Hanover, MD 21076