

Lee County, NC

Risk-assessment baseline packet

County FIPS: 37105 Release: 2026-10 Data as of: 2026-09-30 Storm Events data through: 2026-06-30

Hazard Plain is an independent product built from public federal data. It is not a FEMA document and is not reviewed or endorsed by FEMA or any state agency.

Summary

Plan status as of 2026-09-30: Approved, expires 2031-03-30. Plan: Cape Fear Regional (FEMA plan 111474), approved 2026-03-31.

Since the plan was approved on 2026-03-31: no new hazard declaration and 1 NOAA Storm Events record; details under "What changed since your last plan".

Highest expected annual loss (FEMA National Risk Index, modeled total; see B1-a): Inland Flooding (\$10,695,138 a year), Tornado (\$3,223,196) and Hurricane (\$2,699,026).

The tables that follow are organized by the items of FEMA's Local Mitigation Plan Review Tool, Element B (B1-a to B2-c); each heading says which item its tables support.

TERMS USED

EAL: expected annual loss: FEMA's modeled average yearly loss from a hazard.

NRI: FEMA's National Risk Index (version 1.20, December 2025).

NFIP: National Flood Insurance Program.

RL, SRL: repetitive loss and severe repetitive loss: flood-insured properties with repeated claims (definitions in B2-c).

FMA, HMGP: Flood Mitigation Assistance and Hazard Mitigation Grant Program, FEMA mitigation grants.

PA: FEMA Public Assistance: disaster aid to governments and some nonprofits.

Zone-level: NOAA logged the event for a National Weather Service forecast zone, which may include parts of neighboring counties.

County-coded: NOAA logged the event to this county.

FIPS: the federal code for a place; 37105 is this area.

D0 to D4: U.S. Drought Monitor categories, from abnormally dry (D0) to exceptional drought (D4).

F/EF, EFU: Fujita and Enhanced Fujita tornado ratings; EFU is an unrated tornado.

kt, CONUS: knots (1 kt is about 1.15 mph); the contiguous United States.

CFR: Code of Federal Regulations.

A4-a, E1-a: other items of FEMA's Local Mitigation Plan Review Tool (sources, and changes since the last plan).

Dollars: nominal (as reported, labeled with the year), not adjusted for inflation.

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Plan clock

Status:Approved, expires 2031-03-30

Approved:2026-03-31

Plan:Cape Fear Regional (FEMA plan 111474)

Days to expiry:1,642

What changed since your last plan (approved 2026-03-31)

New federal declarations:none

Repetitive loss now:FMA RL 0, SRL 0 (44 CFR 77.2); any definition: 6

Sources: 1, 2, 4, 6 (numbered list at the end)

Storm Events records since approval:1 record (data through 2026-06-30)

Repeat-flood change:this release sets the baseline count.

Plan status for every jurisdiction listed in this county

Source: 1

Jurisdiction	Type	Status	Plan	Approved	Expires	Days to expiry negative = days since expiry	Notes
Lee County (unincorporated area)	Unincorporated	Approved, expires 2031-03-30	Cape Fear Regional (FEMA plan 111474)	2026-03-31	2031-03-30	1,642	this jurisdiction approved 2026-04-16
Broadway town	Town	Approved, expires 2031-03-30	Cape Fear Regional (FEMA plan 111474)	2026-03-31	2031-03-30	1,642	this jurisdiction approved 2026-05-01
Sanford city	City	Approved, expires 2031-03-30	Cape Fear Regional (FEMA plan 111474)	2026-03-31	2031-03-30	1,642	this jurisdiction approved 2026-09-09

Plan 111474 lists 34 other participants not on this page, 1 of them not covered by it yet (named in the Excel file).

State plan status and tribal plans in this state: see the state page.

Supports FEMA checklist item B1-a: hazard identification

Hazards NRI does not cover (local data needed)

- dam failure (incl. upstream dams)
- levee failure
- flash flood as its own subtype
- ice jams
- debris flows
- erosion (riverine and coastal)
- land subsidence and sinkholes
- expansive soils

The 18 National Risk Index hazards, ranked by expected annual loss (EAL)

Sources: 5, 6

Rank by EAL	Hazard	NRI risk rating	EAL rating	EAL buildings <i>modeled dollars per year</i>	EAL agriculture <i>modeled dollars per year</i>	Cost of expected deaths and injuries <i>FEMA's dollar value per year, not property damage</i>	EAL total (see note) <i>modeled dollars per year</i>	Storm Events records, 1996 to 2026-06-30 <i>count</i>	Storm Events coverage note
1	Inland Flooding	Relatively Low	Relatively Low	\$10,621,327	\$37,787	\$36,024	\$10,695,138	29	
2	Tornado	Relatively Moderate	Relatively Moderate	\$1,463,625	\$1,953	\$1,757,618	\$3,223,196	5	
3	Hurricane	Relatively Moderate	Relatively Moderate	\$2,281,567	\$311,594	\$105,864	\$2,699,026	8	
4	Heat Wave	Relatively Low	Relatively Low	\$64	\$126	\$765,088	\$765,277	6	
5	Earthquake	Relatively Low	Relatively Low	\$446,139	n/a	\$159,524	\$605,664		Storm Events does not record earthquakes.
6	Lightning	Relatively Moderate	Relatively Moderate	\$23,906	n/a	\$489,286	\$513,192	3	
7	Cold Wave	Relatively Low	Relatively Low	\$4,754	\$26,745	\$462,687	\$494,186	2	Includes 1 Frost/Freeze record (outside NRI's Cold Wave definition; counted in this table and in B1-d, not in the B1-e descriptor).
8	Ice Storm	Relatively Moderate	Relatively Moderate	\$273,493	n/a	\$72,410	\$345,903	4	
9	Strong Wind	Relatively Low	Relatively Low	\$122,534	\$19,088	\$172,578	\$314,201	146	Includes 3 High Wind and 12 Strong Wind records (NOAA non-thunderstorm wind types, outside NRI's Strong Wind definition).
10	Hail	Relatively Low	Relatively Low	\$264,268	\$22,884	\$5,612	\$292,764	47	
11	Drought	Relatively Low	Relatively Low	n/a	\$137,129	n/a	\$137,129	0	Declared 1 time; no Storm Events record of this type.
12	Winter Weather	Relatively Low	Relatively Low	\$8,982	\$207	\$41,442	\$50,630	50	

Rank by EAL	Hazard	NRI risk rating	EAL rating	EAL buildings <i>modeled dollars per year</i>	EAL agriculture <i>modeled dollars per year</i>	Cost of expected deaths and injuries <i>FEMA's dollar value per year, not property damage</i>	EAL total (see note) <i>modeled dollars per year</i>	Storm Events records, 1996 to 2026-06-30 <i>count</i>	Storm Events coverage note
13	Wildfire	Very Low	Very Low	\$32,543	\$61	\$13,551	\$46,155	0	No recorded events in Storm Events since 1996 (data through 2026-06-30).
14	Landslide	Very Low	Very Low	\$137	n/a	\$36	\$173	0	Declared 1 time; no Storm Events record of this type.

Total = buildings + agriculture + population equivalence; FEMA values each expected death (or 10 injuries) at \$13.7 million (2024 dollars).

NRI risk rating combines expected annual loss with social vulnerability and community resilience; EAL rating rates expected annual loss alone. Both compare this county with all U.S. counties.

Local data needed: state and local wildfire and landslide records (Storm Events records these hazards only in part).

Not applicable to this county per NRI, with no federal declaration and no Storm Events record since 1996: avalanche, coastal flooding, tsunami and volcanic activity. That is the evidence for leaving them out of the plan.

The state hazard mitigation plan also lists hazards for this county; FEMA asks the plan to explain any hazard it leaves out.

Supports FEMA checklist item B1-b: hazard location

Affects the whole county (national data give no location within it): Cold Wave, Drought, Hail, Heat Wave, Ice Storm, Lightning, Strong Wind and Winter Weather.

Inland Flooding: The FEMA Flood Insurance Rate Map (FIRM) is the required location source for flooding. See the FEMA Flood Map Service Center (<https://msc.fema.gov>) for this county.

Hazards that vary within the county: highest-rated census tracts

Source: 5

Hazard	Highest-rated census tracts <i>NRI risk rating, score 0 to 100</i>
Earthquake	tract 304.01 (Relatively Low, 75.8); tract 304.02 (Relatively Low, 75.0); tract 301.01 (Relatively Low, 71.8)
Hurricane	tract 304.02 (Relatively Moderate, 88.9); tract 304.01 (Relatively Moderate, 88.9); tract 306.01 (Relatively Moderate, 87.1)
Landslide	tract 307.02 (Very Low, 78.2); tract 306.01 (Very Low, 75.9); tract 306.02 (Very Low, 73.8)
Tornado	tract 304.02 (Very High, 95.5); tract 304.01 (Relatively High, 92.1); tract 306.01 (Relatively High, 87.3)
Wildfire	tract 305.04 (Relatively Low, 86.9); tract 305.05 (Relatively Low, 84.2); tract 306.02 (Relatively Low, 80.9)

Up to 3 census tracts per hazard, highest National Risk Index rating first, then highest score; a tract number is the Census tract number (for example 304.01 is Census Tract 304.01). FEMA's Resilience Analysis and Planning Tool maps the National Risk Index for every tract: <https://www.fema.gov/emergency-managers/practitioners/resilience-analysis-and-planning-tool>

Supports FEMA checklist item B1-c: hazard extent

Extent: scale, observed range and worst recorded event per hazard

Sources: 6, 7

Hazard	Scale	Records <i>count and years</i>	Observed range	Worst recorded event	Most damaging (when different)	How it applies to jurisdictions	Note
Cold/Wind Chill, Extreme Cold/Wind Chill	wind chill	1 record, 1996 (1 zone-level)	3 days; 1 with a recorded value	3 consecutive days, 1996-02-03 to 1996-02-05, zone-level		Countywide (zone-level records).	
Frost/Freeze (outside NRI's Cold Wave definition)	crop damage	1 record, 2025 (1 zone-level)		No crop damage reported in 1 record.		Countywide (zone-level records).	
Drought	U.S. Drought Monitor scale (D0 to D4)	0					Storm Events enters a drought at D2 or worse east of the Rockies and D3 or worse from the Rockies west (NWS Instruction 10-1605); NRI drought counts D3 and D4 only.
Earthquake	Modified Mercalli (local data)	0					Storm Events does not record earthquakes; the USGS earthquake catalog is the source.
Hail	hail size (inches)	58 records, 1956 to 2023	0.75 in to 2 in (median 1 in); 58 with a recorded value	2 in hail, 1956-06-01		Event records naming jurisdictions in the plan: Sanford city (17 records), Broadway town (10 records).	
Excessive Heat, Heat	heat index (in event narratives)	6 records, 1998 to 2025 (6 zone-level)	2 days to 3 days (median 2 days); 3 with a recorded value	3 consecutive days, 2025-07-26 to 2025-07-28, zone-level		Countywide (zone-level records).	
Hurricane, Tropical Storm, Tropical Depression	Saffir-Simpson	8 records, 1996 to 2022 (8 zone-level)		Strongest recorded: Tropical Storm record, 2018-09-13 to 2018-09-15, \$1,000,000 property; \$0 crops (2018 dollars); NWS zone NCZ076		Countywide (zone-level records).	Storm Events files every zone of a storm's episode under the storm's type; flooding from the storm is filed as Flood or Flash Flood records.
Ice Storm	Sperry-Piltz ice scale (local data)	4 records, 1996 to 1998 (4 zone-level)		No damage reported in 4 records.		Countywide (zone-level records).	
Flash Flood, Flood, Lakeshore Flood	damage and flood days (flood depth: FIRM)	29 records, 1996 to 2025 (3 zone-level)		Flood, 2018-09-17, \$5,420,000 property; \$20,000,000 crops (2018 dollars)		Event records naming jurisdictions in the plan: Sanford city (8 records), Broadway town (2 records). Zone-level records (3) apply countywide.	Flood depth: see the FEMA Flood Insurance Rate Map. Storm Events damage is often \$0 or blank for floods, major ones included; FEMA Public Assistance by declaration (B1-d) shows which floods cost the most.
Debris Flow	none (count and damage only)	0					

Hazard	Scale	Records <i>count and years</i>	Observed range	Worst recorded event	Most damaging (when different)	How it applies to jurisdictions	Note
Lightning	annualized frequency (the measure FEMA's Local Mitigation Planning Handbook names)	3 records, 2005 to 2017		Lightning, 2017-07-18, \$0 property; \$0 crops (2017 dollars), 1 direct death	Lightning, 2005-07-17, \$100,000 property; crops not reported (2005 dollars)	Event records naming jurisdictions in the plan: Sanford city (1 record).	Storm Events lists lightning with damage or casualties.
High Wind and Strong Wind (outside NRI's Strong Wind definition)	wind speed (kt and mph)	15 records, 1998 to 2023 (15 zone-level)	35 kt (40 mph) to 50 kt (58 mph) (median 40 kt (46 mph)); 15 with a recorded value	50 kt (58 mph) estimated gust, High Wind, 2010-02-10; same speed and measurement basis also recorded on 2004-03-07; NWS zone NCZ076	Strong Wind, 2020-10-29, \$500,000 property; \$0 crops (zone total, 2020 dollars)	Countywide (zone-level records).	
Thunderstorm Wind	wind speed (kt and mph)	156 records, 1963 to 2026	50 kt (58 mph) to 70 kt (81 mph) (median 50 kt (58 mph)); 128 with a recorded value	70 kt (81 mph) estimated, Thunderstorm Wind, 2001-06-01	Thunderstorm Wind, 1998-07-22, \$215,000 property; crops not reported (1998 dollars)	Event records naming jurisdictions in the plan: Sanford city (49 records), Broadway town (14 records).	
Tornado	Enhanced Fujita (Fujita before Feb 2007)	6 records, 1956 to 2025	F/EF0 to F/EF3 (median F/EF1); 6 with a recorded value	EF3 tornado, 2011-04-16, 19.13 mi within this county, 500 yd wide, \$57,000,000 property; \$0 crops (2011 dollars), 2 direct deaths, 36 direct injuries		Event records naming jurisdictions in the plan: Broadway town (1 record).	Before 1996 a tornado is listed once, under the county where it began, with its whole path's rating and length; from 1996 on, each county lists its own segment. Length is not used to rank tornadoes (see Methods).
Wildfire	acres burned (local data)	0					
Winter Storm, Heavy Snow, Blizzard, Lake-Effect Snow, Winter Weather, Sleet	none in data (snowfall: local data)	50 records, 1996 to 2026 (50 zone-level)		No damage reported in 50 records.		Countywide (zone-level records).	

In event narratives only (local data needed): wind chill, temperature, heat index, ice thickness, acres burned and snow depth; any physical measure of debris flow and lightning.

Storm Events records are more complete after 1996; before 1996 only Tornado (from 1950), Hail and Thunderstorm Wind (from 1955) exist. Zone-level records from zones that no NWS zone-county file places in this county (mostly before 2020) are not counted here (the Methods page explains the zone matching).

Dollars are nominal (as reported), labeled with the year; not adjusted for inflation.

Supports FEMA checklist item B1-d: previous occurrences

Federal declarations for this county: 23 declarations covering 16 separate hazard incidents counted in this packet (declarations for the same incident count once; non-natural and evacuation-only declarations are not counted).

Federal disaster declarations for this county

Sources: 1, 2, 3

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	County Public Assistance <i>federal share obligated, nominal dollars</i>	Flags	Notes
2026-01-24	2026-01-21	EM-3637-NC	Emergency	Severe Winter Storm	Winter Weather	no Public Assistance recorded	in the 12 months before plan approval; within last 5 years	
2024-09-28	2024-09-25	DR-4827-NC	Major disaster	Tropical Storm Helene	Hurricane	no Public Assistance recorded	within last 5 years	
2024-09-26	2024-09-25	EM-3617-NC	Emergency	Hurricane Helene	Hurricane (primary); also designated: Inland Flooding, Landslide	no Public Assistance recorded	within last 5 years	same incident as DR-4827
2024-08-06	2024-08-05	EM-3608-NC	Emergency	Tropical Storm Debby	Hurricane	no Public Assistance recorded	within last 5 years	
2022-10-01	2022-09-28	EM-3586-NC	Emergency	Hurricane Ian	Hurricane	no Public Assistance recorded	within last 5 years	
2020-08-02	2020-07-31	EM-3534-NC	Emergency	Hurricane Isaias	Hurricane	no Public Assistance recorded		
2020-03-25	2020-01-20	DR-4487-NC	Major disaster	COVID-19 Pandemic	Non-natural, not counted	\$195,022.92		
2020-03-13	2020-01-20	EM-3471-NC	Emergency	COVID-19	Non-natural, not counted	no Public Assistance recorded		same incident as DR-4487
2019-09-03	2019-09-01	EM-3423-NC	Emergency	Hurricane Dorian	Hurricane	no Public Assistance recorded		
2018-09-14	2018-09-07	DR-4393-NC	Major disaster	Hurricane Florence	Hurricane	\$5,448,151.80		
2018-09-10	2018-09-07	EM-3401-NC	Emergency	Hurricane Florence	Hurricane	no Public Assistance recorded		same incident as DR-4393
2016-10-10	2016-10-04	DR-4285-NC	Major disaster	Hurricane Matthew	Hurricane	\$1,497,785.17		
2016-10-07	2016-10-04	EM-3380-NC	Emergency	Hurricane Matthew	Hurricane	no Public Assistance recorded		same incident as DR-4285
2011-04-19	2011-04-16	DR-1969-NC	Major disaster	Severe Storms, Tornadoes, and Flooding	Inland Flooding; Tornado	\$1,716,221.63		
2005-09-05	2005-08-29	EM-3222-NC	Emergency	Hurricane Katrina Evacuation	Hurricane: evacuation support, not a local hazard event; not counted	no Public Assistance recorded		
2002-12-12	2002-12-04	DR-1448-NC	Major disaster	Severe Ice Storm	Ice Storm	\$754,562.71		
2000-01-31	2000-01-24	DR-1312-NC	Major disaster	Severe Winter Storm	Winter Weather	\$261,399.50		
1999-09-16	1999-09-15	DR-1292-NC	Major disaster	Hurricane Floyd Major Disaster Declarations	Hurricane	\$92,193.36		

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	County Public Assistance	Flags	Notes
						<i>federal share obligated, nominal dollars</i>		
1999-09-15	1999-09-15	EM-3146-NC	Emergency	Hurricane Floyd Emergency Declarations	Hurricane	no Public Assistance recorded		same incident as DR-1292
1996-09-06	1996-09-05	DR-1134-NC	Major disaster	Hurricane Fran	Hurricane	no Public Assistance recorded		
1996-01-13	1996-01-06	DR-1087-NC	Major disaster	Blizzard of 96	Winter Weather	no Public Assistance recorded		
1977-08-11	1977-08-11	EM-3049-NC	Emergency	Drought	Drought	no Public Assistance recorded		
1968-02-10	1968-02-10	DR-234-NC	Major disaster	Severe Ice Storm	Ice Storm	no Public Assistance recorded		

County Public Assistance: applicants the FEMA record places in this county, including any state agencies FEMA files there; statewide rows are listed on the state page; federal share obligated, nominal dollars.

Statewide declarations

Source: 2

Declared	Incident began	FEMA number	Type	Title	Mapped hazard
1964-10-13	1964-10-13	DR-179-NC	Major disaster	Severe Storms & Flooding	Inland Flooding
1962-03-16	1962-03-16	DR-130-NC	Major disaster	Severe Storm, High Tides & Flooding	Inland Flooding (primary); also designated: Coastal Flooding
1960-09-16	1960-09-16	DR-107-NC	Major disaster	Hurricane Donna	Hurricane (primary); also designated: Inland Flooding
1958-10-01	1958-10-01	DR-87-NC	Major disaster	Hurricane & Severe Storm	Hurricane
1956-04-24	1956-04-24	DR-56-NC	Major disaster	Severe Storm	Hazard not mapped (severe storm title names no single hazard); not counted
1955-08-13	1955-08-13	DR-37-NC	Major disaster	Hurricanes	Hurricane (primary); also designated: Inland Flooding
1954-10-17	1954-10-17	DR-28-NC	Major disaster	Hurricane	Hurricane (primary); also designated: Inland Flooding

FEMA recorded these with designated area Statewide and no county, so they are listed on every county page in the state and not counted with county rows. Local data needed: whether each one affected this county.

1 Fire Management declaration (1986-05-10 to 1986-05-10) FEMA filed as Statewide with no county; each names one local fire. Listed on the state page.

Previous occurrences by hazard, with explicit no-event rows

Sources: 2, 6, 7

Hazard	Storm Events records, all years on file <i>(years in the Period column)</i>	Since plan approval records	In the 12 months before plan approval records	Last 5 years records	Declared incidents, all years <i>separate disasters</i>	Declared since approval <i>separate disasters</i>	Period	Statement
Cold Wave	2	0	1	1	0	0	1996 to 2026-06-30	Includes 1 Frost/Freeze record.
Drought	0	0	0	0	1	0	1996 to 2026-06-30	No Storm Events records of this type; 1 federal declared incident (see declarations table)
Earthquake	0	0	0	0	0	0		Storm Events does not record earthquakes; the USGS earthquake catalog is the source.
Hail	58	0	0	2	0	0	1955 to 2026-06-30	

Hazard	Storm Events records, all years on file <i>(years in the Period column)</i>	Since plan approval <i>records</i>	In the 12 months before plan approval <i>records</i>	Last 5 years <i>records</i>	Declared incidents, all years <i>separate disasters</i>	Declared since approval <i>separate disasters</i>	Period	Statement
Heat Wave	6	0	5	5	0	0	1996 to 2026-06-30	
Hurricane	8	0	0	1	9	0	1996 to 2026-06-30	
Ice Storm	4	0	0	0	2	0	1996 to 2026-06-30	
Inland Flooding	29	0	5	5	2	0	1996 to 2026-06-30	
Landslide	0	0	0	0	1	0	1996 to 2026-06-30	No Storm Events records of this type; 1 federal declared incident (see declarations table)
Lightning	3	0	0	0	0	0	1996 to 2026-06-30	
Strong Wind	171	1	12	38	0	0	1955 to 2026-06-30	Includes 3 High Wind and 12 Strong Wind records.
Tornado	6	0	1	1	1	0	1950 to 2026-06-30	
Wildfire	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
Winter Weather	50	0	2	6	3	0	1996 to 2026-06-30	

Notable Storm Events records

Sources: 1, 6, 7

Date	Event type	Magnitude or extent	Damage <i>nominal dollars</i>	Deaths, injuries <i>direct only</i>	Location	Flags	Why listed
2025-07-26	Excessive Heat		\$0 property; \$0 crops (zone total, 2025 dollars)	0, 0	NWS zone NCZ076 (LEE), zone-level	in the 12 months before plan approval; within last 5 years	B1-c worst recorded: Excessive Heat, Heat
2023-04-07	Strong Wind	40 kt (46 mph) estimated gust	\$0 property; \$0 crops (zone total, 2023 dollars)	0, 1	NWS zone NCZ076 (LEE), zone-level	within last 5 years	deaths or injuries recorded
2020-10-29	Strong Wind	40 kt (46 mph) estimated gust	\$500,000 property; \$0 crops (zone total, 2020 dollars)	0, 0	NWS zone NCZ076 (LEE), zone-level		B1-c most damaging: High Wind and Strong Wind
2018-09-17	Flood		\$5,420,000 property; \$20,000,000 crops (2018 dollars)	0, 0	LEMON SPGS to BROADWAY		B1-c worst recorded: Flash Flood, Flood, Lakeshore Flood
2018-09-13	Tropical Storm		\$1,000,000 property; \$0 crops (zone total, 2018 dollars)	0, 0	NWS zone NCZ076 (LEE), zone-level		B1-c worst recorded: Hurricane, Tropical Storm, Tropical Depression
2017-07-18	Lightning		\$0 property; \$0 crops (2017 dollars)	1, 0	JONESBORO		deaths or injuries recorded
2011-04-16	Tornado	EF3, 19.13 mi within this county, 500 yd wide	\$57,000,000 property; \$0 crops (2011 dollars)	2, 36	WHITE HILL to ROSSER		deaths or injuries recorded
2010-02-10	High Wind	50 kt (58 mph) estimated gust	\$1,000 property; \$0 crops (zone total, 2010 dollars)	0, 0	NWS zone NCZ076 (LEE), zone-level		B1-c worst recorded: High Wind and Strong Wind
2005-07-17	Lightning		\$100,000 property; crops not reported (2005 dollars)	0, 0	SANFORD		B1-c most damaging: Lightning
2001-06-01	Thunderstorm Wind	70 kt (81 mph) estimated	damage not reported	0, 0	SANFORD		B1-c worst recorded: Thunderstorm Wind
1996-02-03	Cold/Wind Chill		damage not reported	0, 0	NWS zone NCZ076 (LEE), zone-level		B1-c worst recorded: Cold/Wind Chill, Extreme Cold/Wind Chill
1956-06-01	Hail	2 in	damage not recorded (pre-1996 record)	0, 0	location not recorded		B1-c worst recorded: Hail

The full list is in the Excel file, sheet "B1-d Storm Events history" (337 rows).

Location is the place NOAA recorded, as written in its data; it need not be a jurisdiction in this plan.

Local data needed: state-declared emergencies, from your state emergency management agency (federal data do not include them).

Tribal and special-area declarations in this state are listed on the state page.

Supports FEMA checklist item B1-e: probability of future events

Probability: FEMA annualized frequency and descriptor per hazard

Sources: 5, 6

Hazard	FEMA annualized frequency (modeled) <i>unit per row</i>	Unit	In plain terms	Descriptor	Descriptor basis	NRI events or days in its record period (hail, wind and tornado are area-weighted, so can be fractional)	NRI period	Location	Note
Cold Wave	0.474	event-days per year	about 0.474 days per year	Possible	Storm Events event- days in 1 of 30 years, 1996 to 2025 (3.33%)	9	2005-11-12 to 2024-11-12 (19 years)	countywide	
Drought	15	event-days per year	about 15 days per year		Storm Events event- days in 0 of 30 years, 1996 to 2025 (0%)	441	2000 to 2025 (25.25 years; D3 and D4 only)	countywide	No Storm Events drought record, 1996 to 2025
Earthquake	0.00126	annual probability at a location	chance a given location in the county has at least minor-damage shaking in a year: 0.126%			not shown	modeled	see B1-f	No descriptor (Storm Events does not record earthquakes).
Hail	4.18	events per year	about 4.18 per year	Highly likely	FEMA annualized frequency (modeled)	158.9 (modeled)	1986 to 2023 (38 years)	countywide	
Heat Wave	6.58	event-days per year	about 6.58 days per year	Possible	Storm Events event- days in 2 of 30 years, 1996 to 2025 (6.67%)	106	2005-11-12 to 2024-11-12 (19 years)	countywide	
Hurricane	0.162	events per year	about 1 in 6 years	Likely	FEMA annualized frequency (modeled)	42	1851 to 2024 (Atlantic)	see B1-f	NRI counts hurricane and tropical storm tracks passing within storm-force wind range; federal declarations are in B1-d.
Ice Storm	1.84	event-days per year	about 1.84 days per year	Possible	Storm Events event- days in 2 of 30 years, 1996 to 2025 (6.67%)	124	1946-12-31 to 2014-02-12 (67 years)	countywide	
Inland Flooding	0.821	event-days per year	about 0.821 days per year	Likely	Storm Events event- days in 15 of 30 years, 1996 to 2025 (50%)	23	1996 to 2023 (28 years)	see B1-f	
Landslide	0.148	events per year (modeled)	about 1 in 7 years	Likely	FEMA annualized frequency (modeled)	not shown	modeled	see B1-f	
Lightning	51.7	days per year with a strike	about 51.7 days per year	Highly likely	FEMA annualized frequency (modeled)	not shown	1995 to 2023 (29 years; CONUS)	countywide	
Strong Wind	1.38	events per year	about 1.38 per year	Highly likely	FEMA annualized frequency (modeled)	53	1986 to 2023 (38 years)	countywide	

Hazard	FEMA annualized frequency (modeled) <i>unit per row</i>	Unit	In plain terms	Descriptor	Descriptor basis	NRI events or days in its record period (hail, wind and tornado are area-weighted, so can be fractional)	NRI period	Location	Note
Tornado	0.116	events per year	about 1 in 9 years	Likely	FEMA annualized frequency (modeled)	not shown	1950 to 2023 (EF2+); 1986 to 2023 (EF0-1)	see B1-f	
Wildfire	0.000539	annual probability at a location	chance a given location in the county burns in a year: 0.0539%		Storm Events records in 0 of 30 years, 1996 to 2025 (0%)	not shown	modeled	see B1-f	No descriptor: no Storm Events record 1996 to 2025
Winter Weather	5.16	event-days per year	about 5.16 days per year	Likely	Storm Events event-days in 19 of 30 years, 1996 to 2025 (63.3%)	98	2005-11-12 to 2024-11-12 (19 years)	countywide	

FEMA annualized frequency (modeled) is the National Risk Index v1.20 (December 2025) estimate of how often a hazard affects this county in a year; it is not recorded events divided by years, and its unit differs by hazard (events, event-days, or days with a lightning strike per year). For earthquake, wildfire, coastal flooding and tsunami the value is the chance (or number of events) at a location in the county, not across the county, so no "1 in N years" is given and the descriptor comes from Storm Events where it has a record (none for earthquake). The Methods page gives each hazard's method, from FEMA's National Risk Index Technical Documentation v1.20.

Where NRI gives event-days, the descriptor comes from the share of years with a Storm Events record; NRI's source records more events, so the two differ.

Descriptor scale used in this packet (defined per unit)

Sources: 5, 6

Unit	Descriptor	Definition
events per year	Highly likely	1 or more per year
events per year	Likely	about once in 1 to 10 years
events per year	Possible	about once in 10 to 100 years
events per year	Unlikely	less than once in 100 years
annual probability	Likely	10% to under 100% chance in a given year
annual probability	Possible	1% to under 10% chance in a given year
annual probability	Unlikely	under 1% chance in a given year
event-days (share of years)	Highly likely	event-days recorded in 90% or more of years
event-days (share of years)	Likely	event-days recorded in 10% to under 90% of years
event-days (share of years)	Possible	event-days recorded in some years but under 10% of years
lightning strike-days	Highly likely	cloud-to-ground strikes on 1 or more days per year

Intensity bands: historical frequency (Storm Events)

Source: 6

Hazard	Band	Years	Events <i>county-coded records</i>	Years in period	Events per year <i>events / years</i>
Hail	1.00-1.99 in	1996 to 2025	24	30	0.8
Hail	2.00 in+	1996 to 2025	0	30	0
Thunderstorm Wind (counted as NRI Strong Wind)	50-64 kt	1996 to 2025	125	30	4.17
Thunderstorm Wind (counted as NRI Strong Wind)	65 kt+	1996 to 2025	1	30	0.0333
Thunderstorm Wind (counted as NRI Strong Wind)	unmeasured or below 50 kt	1996 to 2025	4	30	0.133
Tornado	EF0-1	1996 to 2025	4	30	0.133
Tornado	EF2-3	1996 to 2025	1	30	0.0333
Tornado	EF4-5	1996 to 2025	0	30	0
Tornado	unrated (EFU)	1996 to 2025	0	30	0

The bands show how often events of each severity were recorded in this county, to profile how severe events have been (FEMA's probability item asks for the range of intensities).

Hail smaller than 1 inch is not counted: on 2010-01-05 the National Weather Service raised its severe-hail threshold from 3/4 inch to 1 inch, so smaller reports became less common after 2009 (NWS Service Change Notice 09-52). NRI hail frequency uses a 0.75 inch threshold.

Optional: future conditions. Not a required item in the 2025 FEMA Local Mitigation Planning Policy Guide; some states ask for it. The federal Climate Mapping for Resilience and Adaptation (CMRA) site gives county exposure to future climate conditions (<https://resilience.climate.gov/>).

Supports FEMA checklist item B1-f: hazards that vary across jurisdictions

Range of census tract risk within the county

Source: 5

Hazard	Tracts <i>rated of all</i>	NRI risk score, 0 to 100			Tracts by rating
		Min	Median	Max	
Cold Wave	16 of 16	24.2	41.2	59.9	Relatively Moderate 6, Relatively Low 10
Drought	15 of 16	69.3	85.9	93.5	Relatively Moderate 2, Relatively Low 9, Very Low 4, No Rating 1
Earthquake	16 of 16	30.2	52.8	75.8	Relatively Low 11, Very Low 5
Hail	16 of 16	45.0	68.7	81.5	Relatively Moderate 8, Relatively Low 8
Heat Wave	16 of 16	22.0	62.2	83.1	Relatively Moderate 13, Relatively Low 3
Hurricane	16 of 16	69.0	82.7	88.9	Relatively Moderate 15, Relatively Low 1
Ice Storm	16 of 16	57.7	86.5	94.3	Relatively High 4, Relatively Moderate 11, Relatively Low 1
Inland Flooding	16 of 16	8.9	61.2	90.1	Relatively High 5, Relatively Moderate 7, Relatively Low 3, Very Low 1
Landslide	16 of 16	22.1	55.1	78.2	Very Low 16
Lightning	16 of 16	46.7	86.2	97.1	Very High 1, Relatively High 12, Relatively Moderate 2, Relatively Low 1
Strong Wind	16 of 16	26.5	60.6	78.6	Relatively Moderate 9, Relatively Low 7

Hazard	Tracts <i>rated of all</i>	NRI risk score, 0 to 100			Tracts by rating
		Min	Median	Max	
Tornado	16 of 16	50.0	79.9	95.5	Very High 1, Relatively High 8, Relatively Moderate 6, Relatively Low 1
Wildfire	16 of 16	31.9	71.1	86.9	Relatively Low 8, Very Low 8
Winter Weather	16 of 16	32.1	59.8	77.0	Relatively Moderate 13, Relatively Low 3

Drought: Agriculture is all of NRI's expected annual loss for this hazard in the county, so the tract range mostly reflects where crop and livestock value is.

Rated tracts only: No Rating (score 0.0), Not Applicable and Insufficient Data tracts are counted but not used for the minimum, median and maximum.

The score ranks a tract against all U.S. tracts (100 = highest). The rating is FEMA's category for the tract's risk value, computed differently, so the two can disagree.

Frequency data for cold wave, drought, hail, heat wave, ice storm, lightning, strong wind and winter weather are county-wide or coarse (49 km grid or NWS zone), the same for every jurisdiction; the tract range mostly reflects where buildings and people are (crop and livestock value where a line above names agriculture).

Each jurisdiction (starting figures from federal data)

Sources: 1, 3, 4, 6

Jurisdiction	Type	Plan status	Repetitive loss	Public Assistance to this jurisdiction	Event records naming this place	Notes
			<i>FMA RL and SRL (44 CFR 77.2); repeat-flood, any definition</i>	<i>FEMA records matched by applicant name; federal share obligated, nominal dollars</i>	<i>all years; since its plan</i>	
Lee County (unincorporated area)	Unincorporated	Approved, expires 2031-03-30	FMA RL 0, SRL 0; any 3	\$1,640,366.19	0 total; 0 since its plan	Includes \$195,022.92 for declarations not counted as hazard incidents (DR-4487-NC).
Broadway town	Town	Approved, expires 2031-03-30	FMA RL 0, SRL 0; any 0	\$16,947.42	27 total; 0 since its plan	
Sanford city	City	Approved, expires 2031-03-30	FMA RL 0, SRL 0; any 3	\$5,372,757.29	75 total; 0 since its plan	

Repetitive-loss counts are for whole NFIP communities, which can extend beyond this county (see the note in B2-c).

County Public Assistance in B1-d also includes applicants filed under the county that are not jurisdictions in this plan (for example state agencies, special districts and nonprofits), so the jurisdiction rows add up to less.

Supports FEMA checklist items B2-a and B2-b: vulnerability and potential impacts

Local data needed

The table below gives county-level starting figures; the plan describes impacts for each jurisdiction and its own assets.

- Critical facilities and lifelines per hazard
- A problem statement per jurisdiction per hazard
- Changes in development in hazard-prone areas since the last approval, or a statement of none (E1-a)
- Future assets

County-level starter: exposure, expected annual loss and damage since the plan

Sources: 1, 2, 3, 5, 6, 7

Hazard	Building exposure <i>modeled dollars</i>	Agriculture exposure <i>modeled dollars</i>	Population exposed <i>people</i>	EAL buildings <i>modeled dollars per year</i>	EAL agriculture <i>modeled dollars per year</i>	Cost of expected deaths and injuries <i>FEMA's dollar value per year; not property damage</i>	EAL as % of exposure <i>buildings; agriculture where noted</i>	Storm Events damage since 2026-03-31 <i>county-coded records, property plus crops, nominal dollars</i>	Zone-level damage since plan <i>property plus crops, reported for the zone</i>	Public Assistance since plan <i>nominal dollars; see note</i>	Note
Cold Wave	\$14,329,617,004	\$70,032,635	63,261	\$4,754	\$26,745	\$462,687	under 0.0001%				
Drought	n/a	\$23,168,204	n/a	n/a	\$137,129	n/a	0.592% (agriculture)				NRI has no building exposure for this hazard; agriculture shown
Earthquake	\$25,764,061,714	n/a	63,285	\$446,139	n/a	\$159,524	0.00173%				
Hail	\$14,329,617,004	\$70,032,635	63,261	\$264,268	\$22,884	\$5,612	0.00184%				
Heat Wave	\$14,329,617,004	\$70,032,635	63,261	\$64	\$126	\$765,088	under 0.0001%				
Hurricane	\$14,329,573,780	\$70,032,635	63,261	\$2,281,567	\$311,594	\$105,864	0.0159%				
Ice Storm	\$14,329,617,004	n/a	63,261	\$273,493	n/a	\$72,410	0.00191%				
Inland Flooding	\$14,321,580,495	\$3,187,594	859	\$10,621,327	\$37,787	\$36,024	n/a (see note)				NRI counts the full building value of any census block with some flood loss; this is not the value of buildings in the floodplain. Use local FIRM overlays for B2-a/B2-b.
Landslide	\$182,946,583	n/a	789	\$137	n/a	\$36	under 0.0001%				
Lightning	\$14,329,617,004	n/a	63,261	\$23,906	n/a	\$489,286	0.000167%				
Strong Wind	\$14,329,617,004	\$70,032,635	63,261	\$122,534	\$19,088	\$172,578	0.000855%	\$2,000			
Tornado	\$14,329,617,004	\$70,032,635	63,261	\$1,463,625	\$1,953	\$1,757,618	0.0102%				

Hazard	Building exposure <i>modeled dollars</i>	Agriculture exposure <i>modeled dollars</i>	Population exposed <i>people</i>	EAL buildings <i>modeled dollars per year</i>	EAL agriculture <i>modeled dollars per year</i>	Cost of expected deaths and injuries <i>FEMA's dollar value per year, not property damage</i>	EAL as % of exposure <i>buildings; agriculture where noted</i>	Storm Events damage since 2026-03-31 <i>county-coded records, property plus crops, nominal dollars</i>	Zone-level damage since plan <i>property plus crops, reported for the zone</i>	Public Assistance since plan <i>nominal dollars; see note</i>	Note
Wildfire	\$899,111,589	\$14,768,315	11,623	\$32,543	\$61	\$13,551	0.00362%				
Winter Weather	\$14,329,617,004	\$70,032,635	63,261	\$8,982	\$207	\$41,442	under 0.0001%				

Totals since 2026-03-31 (Storm Events through 2026-06-30): 1 county-coded records, 1 with a damage value recorded (including \$0), \$2,000; 0 zone-level records, 0 with a damage value recorded (including \$0), \$0 reported for the zone; Public Assistance: no counted declaration since the plan.

FEMA does not split Public Assistance by hazard. A declaration mapped to several hazards is listed under each of them with its full amount, so the per-hazard column does not add up to the total; the unit total counts each declaration once.

NRI computes earthquake exposure on its own basis, so it exceeds the county building value in B2-a.

Supports FEMA checklist item B2-a: vulnerability (county context)

County context

Source: 5

Measure	Value
Population	63,261
Building value (total, not at risk)	\$14,329,617,004
Agriculture value (total, not at risk)	\$70,032,635
NRI risk rating (all hazards)	Relatively Low
Expected annual loss, buildings and agriculture, all hazards	\$16,100,913
Expected annual loss, population equivalence, all hazards (NRI values each statistical life at \$13.7M; a modeled value of expected deaths and injuries, not property damage)	\$4,081,720
Social vulnerability rating	Relatively High
Community resilience rating	Relatively Low
NRI version	December 2025

FEMA's all-hazard expected annual loss adds buildings, agriculture and population equivalence; this table gives the property part and the population-equivalence part as separate rows.

Social vulnerability: higher means people are more likely to be harmed and slower to recover. Community resilience: lower means the community is less able to recover. High social vulnerability and low resilience both raise the NRI risk rating.

Supports FEMA checklist item B2-c: repetitive loss properties

Repetitive loss in this county, both definitions

Sources: 1, 4

Definition	Properties	Severe repetitive loss	Properties
Repetitive loss, FMA definition (44 CFR 77.2)	0	Severe repetitive loss, FMA definition (44 CFR 77.2)	0
Repetitive loss, NFIP insurance definition	6	Severe repetitive loss, NFIP insurance definition	0

The state NFIP coordinator's list, the source FEMA's Handbook names, often uses the NFIP insurance definition (second row).

Repeat-flood properties: county and state-level rows

Sources: 1, 4

Scope	RL, FMA <i>properties</i>	SRL, FMA <i>properties</i>	RL, NFIP <i>properties</i>	SRL, NFIP <i>properties</i>	Any category <i>properties</i>	Mitigated <i>properties</i>	Currently insured <i>properties</i>
County total	0	0	6	0	6	0	4
of which: Sanford city	0	0	3	0	3	0	2
of which: Lee County (unincorporated area)	0	0	3	0	3	0	2
Statewide, no county in FEMA's file	0	0	2	0	2	0	0

The statewide row counts properties FEMA's file gives with no county in this state; they are listed for reference and are not in this county's counts.

Repeat-flood properties by jurisdiction in the plan (NFIP community)

Sources: 1, 4

Jurisdiction	NFIP community ID	RL, FMA <i>properties</i>	SRL, FMA <i>properties</i>	RL, NFIP <i>properties</i>	SRL, NFIP <i>properties</i>	Any category <i>properties</i>	Mitigated <i>properties</i>	Currently insured <i>properties</i>
Lee County (unincorporated area)	370331	0	0	3	0	3	0	2
Broadway town	370552	0	0	0	0	0	0	0
Sanford city	370143	0	0	3	0	3	0	2

Counts by occupancy group for each jurisdiction are in the Excel file, sheet "B2-c Jurisdictions".

Jurisdiction rows are whole NFIP communities and need not add up to the county total: a community that extends into another county is counted in full on each jurisdiction row, while the county table counts only its part in this county.

County repeat-flood properties by occupancy group

Sources: 1, 4

Occupancy group	RL, FMA <i>properties</i>	SRL, FMA <i>properties</i>	RL, NFIP <i>properties</i>	SRL, NFIP <i>properties</i>	Any category <i>properties</i>	Mitigated <i>properties</i>	Currently insured <i>properties</i>
single-family residential	0	0	6	0	6	0	4
2 to 4 unit residential	0	0	0	0	0	0	0
other residential	0	0	0	0	0	0	0
non-residential	0	0	0	0	0	0	0
not reported	0	0	0	0	0	0	0

FEMA's occupancy groups have no institutional class; institutional properties are counted in non-residential or other residential in the table by occupancy group.

FMA RL and FMA SRL are the Flood Mitigation Assistance definitions (44 CFR 77.2), the ones the FEMA Local Mitigation Planning Policy Guide cites. NFIP repetitive loss (the FEMA insurance definition) is 2 or more claims over \$1,000 in 10 years, and a property can leave that group once it is mitigated. Also shown: NFIP severe repetitive loss, any category, mitigated and currently insured. The Methods page gives the OpenFEMA field details.

Counts are aggregates of FEMA's public NFIP Multiple Loss Properties file (FEMA's data date 2026-08-02; file version 2026-08-04). No property is identified. County assignment is FEMA's geocode.

In this county 0 properties are FMA repetitive loss but not NFIP repetitive loss, and 6 properties are NFIP repetitive loss but not FMA repetitive loss.

Exact counts; no count suppression.

Sources

Tables cite these sources by number. The full list, for the plan's bibliography (FEMA review item A4-a):

1. FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-29T134039Z, pulled 2026-09-30, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)
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3. FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-29T150754Z, pulled 2026-09-30, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)
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5. FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-30, https://www.fema.gov/about/reports-and-data/openfema/nri/v120/NRI_Table_Counties.zip (download, 25 MB), https://www.fema.gov/about/reports-and-data/openfema/nri/v120/NRI_Table_CensusTracts.zip (download, 635 MB)
6. NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-30, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>
7. NOAA National Weather Service, NWS county-public forecast zones correlation file, version bp03mr20 to bp16ap26 (11 files; newest bp16ap26), pulled 2026-09-30, <https://www.weather.gov/gis/ZoneCounty>
8. U.S. Census Bureau, Census 2024 Gazetteer, 2020 place by county, CT county-to-cousub crosswalk, version 2024-gazetteer, pulled 2026-09-30, https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_counties_national.zip, [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_cousubs_national.zip](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gaz_cousubs_national.zip), [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_place_national.zip](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gaz_place_national.zip), [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_unsd_national.zip](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gaz_unsd_national.zip), [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_elsd_national.zip](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gaz_elsd_national.zip), [https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gazetteer/2024_Gaz_scsd_national.zip](https://www2.census.gov/geo/docs/maps-data/data/gazetteer/2024_Gaz_scsd_national.zip), https://www2.census.gov/geo/docs/reference/codes2020/national_place_by_county2020.txt, https://www2.census.gov/geo/docs/reference/ct_change/ct_cou_to_cousub_crosswalk.xlsx (used to match place names and codes; no table prints its values)

What this packet is and what the plan adds

This packet is the federal data for the plan's risk assessment (the summary on page 1 says how it is organized); the plan and FEMA's review decide whether each item is met.

The plan adds what only the community has: local data on assets, critical facilities, development and each jurisdiction's impacts; local hazard history, including state-declared emergencies; the mitigation strategy; and adoption.

How the federal data are built: National Risk Index values are FEMA's model, not counts of events. Storm Events is more complete from 1996; zone-level records are placed by forecast zone, not by location in the county. Public Assistance for a jurisdiction is matched by applicant name. The Methods page gives every rule and the known edge cases.

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Corrections: to report an error, name the packet, the table and what your records show. Contact: contact@hazardplain.org