

Wells town, VT

Risk-assessment baseline packet (county-level sections from Rutland County)

Unit **Vermont town 5002177950** Release **2026-10** As of **2026-09-28** 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.

A starting point for the plan's risk assessment (FEMA Local Mitigation Plan Review Tool, Element B). It does not replace local data or FEMA review. Section headings say which FEMA review item each table supports; whether an item is satisfied is decided by the plan and its reviewers.

OPENFEMA DISCLAIMER

This product uses the Federal Emergency Management Agency's OpenFEMA API, but is not endorsed by FEMA. The Federal Government or FEMA cannot vouch for the data or analyses derived from these data after the data have been retrieved from the Agency's website(s).

Plan clock

Status	Expired on 2025-10-28	Plan	Wells, Vermont Local Hazard Mitigation Plan (FEMA plan 106897)
Approved	2020-10-29	Expires	2025-10-28
As of	2026-09-28	Days	335 days since expiry
Update underway	none in FEMA's plan tracker		

Generally not eligible for FEMA mitigation project grants (HMGP, FMA) until a new plan is approved, barring a 44 CFR 201.6(a)(3) exception. Planning grants are not affected.

What changed since your last plan (approved 2020-10-29)

New federal declarations	EM-3567-VT, EM-3595-VT, DR-4720-VT, DR-4762-VT, EM-3609-VT (5 declaration rows; 4 counted incidents)	Storm Events records since approval (Rutland County, county-level)	128 (data through 2026-06-30)
Repetitive loss now (this town)	FMA RL 0, SRL 0 (44 CFR 77.2); any definition: 0	Repeat-flood change	First release: no prior release to compare.

SOURCES: FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API); FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API); NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>; FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)

Plan status for this town

Jurisdiction	Type	Status	Plan	Approved	Expires	Days to expiry <i>negative = days since expiry</i>	Update underway	Notes
Wells town	Town	Expired on 2025-10-28	Wells, Vermont Local Hazard Mitigation Plan (FEMA plan 106897)	2020-10-29	2025-10-28	-335		

SOURCE: FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

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

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Supports B1-a: hazards

Inherited from Rutland County, county-level (county FIPS 50021); scope: whole section.

Hazards NRI does not cover: check locally

- 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)

Rank by EAL	Hazard	NRI risk rating	EAL rating	EAL buildings modeled dollars per year	EAL agriculture modeled dollars per year	EAL population equivalence statistical value of life and injury, \$13.7M per life, not property damage	EAL total (see note) modeled dollars per year	Storm Events records since 1996 count	Evidence for an omission NRI Not Applicable, no declaration and no Storm Events record since 1996	Storm Events coverage note
1	Inland Flooding	Relatively Low	Relatively Low	\$12,581,087	\$76,216	\$705,227	\$13,362,530	68		
2	Cold Wave	Relatively Low	Relatively Moderate	\$235	\$47,081	\$1,505,163	\$1,552,479	30		Includes 5 Frost/Freeze records, event types the NRI definition of this hazard leaves out.
3	Strong Wind	Relatively Moderate	Relatively Moderate	\$331,764	\$4,410	\$354,324	\$690,498	282		Includes 39 High Wind records and 39 Strong Wind records, event types the NRI definition of this hazard leaves out.
4	Hurricane	Relatively Low	Relatively Low	\$614,522	\$40,053	\$24,450	\$679,026	0		Declared 4 times; no Storm Events record of this type.
5	Heat Wave	Relatively Low	Relatively Low	under \$1	\$32,662	\$515,187	\$547,849	8		
6	Earthquake	Very Low	Relatively Low	\$410,437		\$61,764	\$472,201			Not in Storm Events. Storm Events coverage of this hazard is limited; absence is not evidence of low risk.
7	Lightning	Relatively Moderate	Relatively Moderate	\$33,147		\$435,989	\$469,136	6		
8	Tornado	Very Low	Relatively Low	\$217,454	\$239	\$219,139	\$436,832	1		

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>	EAL population equivalence <i>statistical value of life and injury, \$13.7M per life, not property damage</i>	EAL total (see note) <i>modeled dollars per year</i>	Storm Events records since 1996 <i>count</i>	Evidence for an omission <i>NRI Not Applicable, no declaration and no Storm Events record since 1996</i>	Storm Events coverage note
9	Ice Storm	Relatively Moderate	Relatively Moderate	\$153,971		\$15,362	\$169,333	2		
10	Hail	Very Low	Very Low	\$5,975	\$6,784	\$108,212	\$120,971	78		
11	Winter Weather	Relatively Moderate	Relatively Moderate	\$86,004	\$33	\$24,069	\$110,107	287		
12	Landslide	Relatively Low	Relatively Low	\$16,748		\$9,219	\$25,967	0		Declared 2 times; no Storm Events record of this type. Storm Events coverage of this hazard is limited; absence is not evidence of low risk.
13	Wildfire	Very Low	Very Low	\$9,765	\$3	\$926	\$10,694	0		No recorded events in Storm Events since 1996 (data through 2026-06-30). Storm Events coverage of this hazard is limited; absence is not evidence of low risk.
14	Avalanche	Very Low	Very Low	under \$1		\$3,364	\$3,364	0		No recorded events in Storm Events since 1996 (data through 2026-06-30).
15	Drought	No Rating	No Expected Annual Losses		\$0		\$0	0		No recorded events in Storm Events since 1996 (data through 2026-06-30).
	Coastal Flooding	Not Applicable	Not Applicable					0	NRI rates coastal flooding Not Applicable for this county, and no federal declaration for this county names it.	No recorded events in Storm Events since 1996 (data through 2026-06-30).
	Tsunami	Not Applicable	Not Applicable					0	NRI rates tsunami Not Applicable for this county, and no federal declaration for this county names it.	No recorded events in Storm Events since 1996 (data through 2026-06-30). Storm Events coverage of this hazard is limited; absence is not evidence of low risk.
	Volcanic Activity	Not Applicable	Not Applicable					0	NRI rates volcanic activity Not Applicable for this county, and no federal declaration for this county names it.	No recorded events in Storm Events since 1996 (data through 2026-06-30). Storm Events coverage of this hazard is limited; absence is not evidence of low risk.

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

SOURCES

FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)
 NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

Check your state hazard mitigation plan's hazard list for this county; explain any hazard you drop.

Supports B1-b: location

Inherited from Rutland County, county-level (county FIPS 50021); scope: whole section.

Where each hazard occurs

Hazard	Location	Census tracts rated <i>rated of all tracts</i>
Avalanche	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	15 of 20
Coastal Flooding	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	0 of 20
Cold Wave	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
Drought	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	0 of 20
Earthquake	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	20 of 20
Hail	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
Heat Wave	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
Hurricane	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	20 of 20
Ice Storm	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
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.	20 of 20
Landslide	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	20 of 20
Lightning	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
Strong Wind	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20
Tornado	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	20 of 20
Tsunami	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	0 of 20
Volcanic Activity	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	0 of 20
Wildfire	Census tract rating counts from the National Risk Index tract table (see B1-f). Tract maps and place names are not in this packet.	20 of 20
Winter Weather	Affects the whole planning area; national data do not distinguish locations within the county. Confirm locally.	20 of 20

SOURCE
FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)

Supports B1-c: extent

Inherited from Rutland County, county-level (county FIPS 50021); scope: whole section.

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

Hazard	Scale	Records <i>count, years</i>	Observed range	Worst recorded event	Most damaging (when different)	Where in the county	Note
Avalanche	none (count and damage)	0					Physical measure: in event narratives only; local data required.
Coastal Flood, Storm Surge/ Tide	none in data (FIRM for depth)	0					Flood depth: see the FEMA Flood Insurance Rate Map.
Cold/Wind Chill, Extreme Cold/Wind Chill	wind chill	25, 1997 to 2026 (25 zone-level)	1 day to 28 days (median 2 days); 23 with a recorded value	28 days, 2015-02-01 to 2015-02-28, from 1 monthly summary record (a monthly summary record covers most or all of a month; it does not count days at wave conditions), zone-level		Zone-level records: applies countywide; national data do not locate these events within the county.	Wind chill: in event narratives only; local data required.
Frost/Freeze (outside NRI Cold Wave definition)	crop damage	5, 2005 to 2023 (5 zone-level)		Frost/Freeze, 2023-05-18, \$1,000,000 crop damage, reported for the zone (2023 dollars); NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties		Zone-level records: applies countywide; national data do not locate these events within the county.	Temperature: in event narratives only; local data required.
Drought	US Drought Monitor D-scale	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					No Storm Events record; local data required (e.g., USGS).
Hail	hail size (inches)	90, 1966 to 2025	0.75 in to 2.5 in (median 1 in); 89 with a recorded value	2.5 in hail, 1988-08-28	Hail, 2014-05-27, \$75,000 property; \$0 crops (2014 dollars)	Event records naming places in the county (county page list): Rutland city (9 records), Rutland town (9 records), Clarendon town (7 records), Pittsford town (7 records), Fair Haven town (5 records), Mendon town (5 records), Proctor town (5 records), Brandon town (4 records), Castleton town (4 records), Chittenden town (4 records); and 15 more places (see the XLSX file).	

Hazard	Scale	Records <i>count, years</i>	Observed range	Worst recorded event	Most damaging (when different)	Where in the county	Note
Excessive Heat, Heat	heat index (narratives)	8, 2006 to 2025 (8 zone-level)	1 day to 6 days (median 3 days); 6 with a recorded value	6 consecutive days, 2020-06-18 to 2020-06-23, zone-level	Heat, 2012-03-17, \$0 property; \$350,000 crops, reported for the zone (2012 dollars)	Zone-level records: applies countywide; national data do not locate these events within the county.	Heat index: in event narratives only; local data required. Heat records from November to March (unseasonable warmth, not a heat wave) are counted but not used for the longest run.
Hurricane, Tropical Storm, Tropical Depression	Saffir-Simpson	0					Storm Events files every zone of a storm's episode under the storm's event type and category, so a Hurricane (Typhoon) record, especially an inland or remnant one, does not by itself mean hurricane-force winds here; read the damage and wind columns.
Ice Storm	Sperry-Piltz (local data)	2, 1998 to 2025 (2 zone-level)		Ice Storm, 1998-01-06, \$80,000 property; crops not reported, reported for the zone (1998 dollars); NWS zone VTZ011 (RUTLAND), zone-level: may include parts of neighboring counties		Zone-level records: applies countywide; national data do not locate these events within the county.	Ice thickness: in event narratives only; local data required.
Flash Flood, Flood, Lakeshore Flood	damage and flood days (FIRM for depth)	68, 1996 to 2026 (21 zone-level)		Flash Flood, 2011-08-28, \$50,000,000 property; \$1,500,000 crops (2011 dollars), 2 direct deaths		Event records naming places in the county (county page list): Rutland city (7 records), Rutland town (7 records), Brandon town (5 records), Clarendon town (5 records), Wallingford town (5 records), Castleton town (4 records), Pawlet town (4 records), Killington town (3 records), Benson town (2 records), Fair Haven town (2 records); and 7 more places (see the XLSX file). Zone-level records (21) apply countywide.	Flood depth: see the FEMA Flood Insurance Rate Map. Storm Events damage can be \$0 or blank even for a major flood, so the worst record here may not be the worst flood; compare FEMA Public Assistance by declaration in B1-d.
Debris Flow	none (count and damage)	0					Physical measure: in event narratives only; local data required.
Lightning	annualized frequency (the measure FEMA's Local Mitigation Planning Handbook names)	6, 2000 to 2013		Lightning, 2007-05-10, \$50,000 property; \$0 crops (2007 dollars)		Event records naming places in the county (county page list): Clarendon town (2 records), Brandon town (1 record), Hubbardton town (1 record), Poultney town (1 record), Poultney village (1 record).	Storm Events lists lightning with damage or casualties; physical measure in event narratives only; local data required.

Hazard	Scale	Records <i>count, years</i>	Observed range	Worst recorded event	Most damaging (when different)	Where in the county	Note
High Wind and Strong Wind (outside NRI Strong Wind definition)	wind speed (kt and mph)	78, 1996 to 2025 (77 zone-level)	30 kt (35 mph) to 69 kt (79 mph) (median 43 kt (49 mph)); 69 with a recorded value	69 kt (79 mph) estimated gust, High Wind, 2007-04-16; NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties		No event record names a listed place in the county. Zone-level records (77) apply countywide.	
Thunderstorm Wind	wind speed (kt and mph)	275, 1955 to 2026	50 kt (58 mph) to 82 kt (94 mph) (median 50 kt (58 mph)); 180 with a recorded value	82 kt (94 mph), measurement type not recorded, Thunderstorm Wind, 1984-05-23	Thunderstorm Wind, 2022-08-26, \$500,000 property; \$100,000 crops (2022 dollars)	Event records naming places in the county (county page list): Rutland city (28 records), Rutland town (28 records), Castleton town (20 records), Pittsford town (17 records), Poultney town (15 records), Brandon town (12 records), Danby town (11 records), Poultney village (11 records), Pawlet town (10 records), Benson town (9 records); and 17 more places (see the XLSX file).	
Tornado	Enhanced Fujita (F before Feb 2007)	2, 1961 to 2023	F/EF0; 2 with a recorded value	EF0 tornado, 2023-07-13, 11.85 mi within this county, 20 yd wide, \$50,000 property; \$0 crops (2023 dollars)		Event records naming places in the county (county page list): Benson town (1 record), Brandon town (1 record).	From 1996 on, tornado records are per-county segments and length is the path length within this county (NWS Instruction 10-1605); records before 1996 may give the whole path length, including the path outside this county, and before 1996 a tornado is listed once, under the county where it began, with the whole path's rating; counties farther along the path may not list it. Length is not used to rank tornadoes.
Tsunami	none (count and damage)	0					Physical measure: in event narratives only; local data required.
Volcanic Ash, Volcanic Ashfall	Volcanic Explosivity Index (local data)	0					Physical measure: in event narratives only; local data required.
Wildfire	acres burned (local data)	0					Acres burned: in event narratives only; local data required.

Hazard	Scale	Records <i>count, years</i>	Observed range	Worst recorded event	Most damaging (when different)	Where in the county	Note
Winter Storm, Heavy Snow, Blizzard, Lake-Effect Snow, Winter Weather, Sleet	none in data (snowfall local)	287, 1996 to 2026 (287 zone-level)		Winter Storm, 2014-12-09, \$200,000 property; \$0 crops, reported for the zone (2014 dollars); NWS zone VTZ019 (EASTERN RUTLAND), zone-level: may include parts of neighboring counties		Zone-level records: applies countywide; national data do not locate these events within the county.	Snow depth: in event narratives only; local data required.

Where a hazard names more than 10 member places, the table lists the 10 with the most records; every place is in the XLSX file, sheet "B1-c Extent".

Storm Events records are more complete after 1996; before 1996 only Tornado (from 1950), Hail and Thunderstorm Wind (from 1955) exist. Zone-level records are placed with NWS zone-county files, which exist from 2020 on; an earlier record is placed by its zone number in the nearest later file only when its zone name matches that file, records from zones NWS renumbered are placed by name or left out, and a record whose zone is in no known file is left out of every count, so counts before 2020 can be low. Some current zones are also missing from the NWS files, so recent counts can be low too.

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

SOURCES

NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>
NOAA National Weather Service, NWS county-public forecast zones correlation file, version bp03mr20 to bp16ap26 (11 files; newest bp16ap26), pulled 2026-09-28, <https://www.weather.gov/gis/ZoneCounty>

Supports B1-d: previous occurrences

Inherited from Rutland County, county-level (county FIPS 50021); scope: declarations, statewide block and Storm Events history.

Declaration rows22Counted incidents18

Federal disaster declarations for this county

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	County Public Assistance <i>federal share obligated, nominal dollars</i>	Flags	Notes
2024-08-08	2024-08-08	EM-3609-VT	Emergency	TROPICAL DEPRESSION DEBBY	Hurricane	none found	new since last plan; within last 5 years	
2024-03-02	2023-12-18	DR-4762-VT	Major disaster	SEVERE STORM AND FLOODING	Inland Flooding	\$41,195.56	new since last plan; within last 5 years	
2023-07-14	2023-07-07	DR-4720-VT	Major disaster	SEVERE STORMS, FLOODING, LANDSLIDES, AND MUDSLIDES	Inland Flooding (primary); also designated: Landslide	\$5,502,512.29	new since last plan; within last 5 years	
2023-07-10	2023-07-09	EM-3595-VT	Emergency	FLOODING	Inland Flooding	none found	new since last plan; within last 5 years	same incident as DR-4720
2021-08-22	2021-08-22	EM-3567-VT	Emergency	TROPICAL STORM HENRI	Hurricane	none found	new since last plan	
2020-04-08	2020-01-20	DR-4532-VT	Major disaster	COVID-19 PANDEMIC	Non-natural, not counted	\$3,199,548.54	during plan review, check whether your last plan included it	
2020-03-13	2020-01-20	EM-3437-VT	Emergency	COVID-19	Non-natural, not counted	none found	during plan review, check whether your last plan included it	same incident as DR-4532

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	County Public Assistance <i>federal share obligated, nominal dollars</i>	Flags	Notes
2019-06-14	2019-04-15	DR-4445-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$1,823,467.53		
2017-08-16	2017-06-29	DR-4330-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$871,770.07		
2015-02-03	2014-12-09	DR-4207-VT	Major disaster	SEVERE WINTER STORM	Winter Weather	\$188,010.18		
2013-08-02	2013-06-25	DR-4140-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$178,004.62		
2011-09-01	2011-08-27	DR-4022-VT	Major disaster	TROPICAL STORM IRENE	Hurricane	\$12,181,097.24		
2011-08-29	2011-08-26	EM-3338-VT	Emergency	HURRICANE IRENE	Hurricane	none found		same incident as DR-4022
2007-05-04	2007-04-15	DR-1698-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$585,845.93		
2001-04-10	2001-03-05	EM-3167-VT	Emergency	SNOW	Winter Weather	\$127,016.63		
2001-01-18	2000-12-16	DR-1358-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$336,782.02		
2000-07-27	2000-07-14	DR-1336-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	\$63,331.79		
1999-11-10	1999-09-16	DR-1307-VT	Major disaster	TROPICAL STORM FLOYD	Hurricane; Inland Flooding	\$80,679.75		
1998-06-30	1998-06-17	DR-1228-VT	Major disaster	SEVERE STORMS AND FLOODING	Inland Flooding	none found		
1996-02-13	1996-01-19	DR-1101-VT	Major disaster	ICE JAMS AND FLOODING	Inland Flooding (primary); also designated: Winter Weather	none found		
1976-08-05	1976-08-05	DR-518-VT	Major disaster	SEVERE STORMS, HIGH WINDS & FLOODING	Inland Flooding (primary); also designated: Strong Wind	none found		
1973-07-06	1973-07-06	DR-397-VT	Major disaster	SEVERE STORMS, FLOODING, & LANDSLIDES	Inland Flooding (primary); also designated: Landslide	none found		

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.

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

The County Public Assistance column is the whole county's, including any state agencies FEMA files there; this town's own matched Public Assistance is in the per-member block (B1-f).

SOURCES

FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)

FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-26T151157Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)

FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

Statewide declarations

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	Flags	Notes
1964-03-17	1964-03-17	DR-164-VT	Major disaster	FLOODING	Inland Flooding		

Declared	Incident began	FEMA number	Type	Title	Mapped hazard	Flags	Notes
1963-11-27	1963-11-27	DR-160-VT	Major disaster	DROUGHT & IMPENDING FREEZE	Drought		

FEMA recorded these with designated area Statewide and no county. Listed on every county page in the state; not counted with county rows.

SOURCE

FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)

Public Assistance filed under this county for declarations that do not list it: 2 rows, \$125,289.46

FEMA number	Declared	Title	Applicant	PA obligated <i>federal share obligated, nominal dollars</i>
DR-1816-VT	2009-01-14	SEVERE WINTER STORM	Readsboro, Town of	\$118,030.70
DR-1488-VT	2003-09-12	SEVERE STORMS AND FLOODING	Readsboro, Town of	\$7,258.76

FEMA's Public Assistance summaries file these applicants under this county, but FEMA's declaration rows for these disasters do not designate it (an electric cooperative or district serving several counties, for example). Not in any declaration row above and not counted.

SOURCES

FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-26T151157Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)

FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)

Previous occurrences by hazard, with explicit no-event rows

Hazard	Storm Events records <i>full period</i>	Since plan approval records	During plan review records	Last 5 years records	Declared incidents <i>distinct incidents</i>	Declared since approval <i>distinct incidents</i>	Period	Statement
Avalanche	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
Coastal Flooding	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
Cold Wave	30	10	0	10	0	0	1996 to 2026-06-30	Includes 5 Frost/Freeze records, event types the NRI definition of this hazard leaves out.
Drought	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
Earthquake	0	0	0	0	0	0		No Storm Events record; local data required (e.g., USGS).
Hail	90	7	1	7	0	0	1955 to 2026-06-30	
Heat Wave	8	1	2	1	0	0	1996 to 2026-06-30	
Hurricane	0	0	0	0	4	2	1996 to 2026-06-30	No Storm Events records of this type; 4 federal declared incidents (see declarations table)
Ice Storm	2	1	0	1	0	0	1996 to 2026-06-30	
Inland Flooding	68	7	1	7	13	2	1996 to 2026-06-30	
Landslide	0	0	0	0	2	1	1996 to 2026-06-30	No Storm Events records of this type; 2 federal declared incidents (see declarations table)

Hazard	Storm Events records <i>full period</i>	Since plan approval <i>records</i>	During plan review <i>records</i>	Last 5 years <i>records</i>	Declared incidents <i>distinct incidents</i>	Declared since approval <i>distinct incidents</i>	Period	Statement
Lightning	6	0	0	0	0	0	1996 to 2026-06-30	
Strong Wind	353	50	9	41	1	0	1955 to 2026-06-30	Includes 39 High Wind records and 39 Strong Wind records, event types the NRI definition of this hazard leaves out.
Tornado	2	1	0	1	0	0	1950 to 2026-06-30	
Tsunami	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
Volcanic Activity	0	0	0	0	0	0	1996 to 2026-06-30	No recorded events, 1996 to 2026-06-30, NOAA NCEI Storm Events
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	287	51	9	44	3	0	1996 to 2026-06-30	

SOURCES

NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)

NOAA National Weather Service, NWS county-public forecast zones correlation file, version bp03mr20 to bp16ap26 (11 files; newest bp16ap26), pulled 2026-09-28, <https://www.weather.gov/gis/ZoneCounty>

Notable Storm Events records

Date	Event type	Magnitude or extent	Damage <i>nominal dollars</i>	Direct deaths, injuries <i>indirect not counted</i>	Location	Flags	Why listed
2023-07-13	Tornado	EF0, 11.85 mi within this county, 20 yd wide	\$50,000 property; \$0 crops (2023 dollars)	0, 0	BENSON LNDG to BRANDON	new since last plan; within last 5 years	B1-c worst recorded: Tornado
2023-05-18	Frost/Freeze		\$0 property; \$1,000,000 crops, reported for the zone (2023 dollars)	0, 0	NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties	new since last plan; within last 5 years	B1-c worst recorded: Frost/Freeze (outside NRI Cold Wave definition)
2020-06-18	Heat		\$0 property; \$0 crops, reported for the zone (2020 dollars)	0, 0	NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties	during plan review, check whether your last plan included it	B1-c worst recorded: Excessive Heat, Heat
2016-07-23	Thunderstorm Wind	50 kt (58 mph) estimated gust	\$25,000 property; \$0 crops (2016 dollars)	1, 0	HUBBARDTON		deaths or injuries recorded
2015-02-01	Cold/Wind Chill		\$0 property; \$0 crops, reported for the zone (2015 dollars)	0, 0	NWS zone VTZ019 (EASTERN RUTLAND), zone-level: may include parts of neighboring counties		B1-c worst recorded: Cold/Wind Chill, Extreme Cold/Wind Chill
2011-08-28	Flash Flood		\$50,000,000 property; \$1,500,000 crops (2011 dollars)	2, 0	BENSON to WEST PAWLET		deaths or injuries recorded
2007-05-10	Lightning		\$50,000 property; \$0 crops (2007 dollars)	0, 0	CLARENDON		B1-c worst recorded: Lightning

Date	Event type	Magnitude or extent	Damage <i>nominal dollars</i>	Direct deaths, injuries <i>indirect not counted</i>	Location	Flags	Why listed
2007-04-16	High Wind	69 kt (79 mph) estimated gust	\$3,500,000 property; \$0 crops, reported for the zone (2007 dollars)	0, 0	NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties		B1-c worst recorded: High Wind and Strong Wind (outside NRI Strong Wind definition)
1998-01-06	Ice Storm		\$80,000 property; crops not reported, reported for the zone (1998 dollars)	0, 0	NWS zone VTZ011 (RUTLAND), zone-level: may include parts of neighboring counties		B1-c worst recorded: Ice Storm
1996-12-07	Winter Storm		\$90,000 property; crops not reported, reported for the zone (1996 dollars)	1, 0	NWS zone VTZ011 (WESTERN RUTLAND), zone-level: may include parts of neighboring counties		deaths or injuries recorded
1988-08-28	Hail	2.5 in	damage not recorded (pre-1996 record)	0, 0	location not recorded		B1-c worst recorded: Hail
1984-05-23	Thunderstorm Wind	82 kt (94 mph), measurement type not recorded	damage not recorded (pre-1996 record)	0, 0	location not recorded		B1-c worst recorded: Thunderstorm Wind

The full list is in the XLSX file, sheet "B1-d Storm Events history" (846 rows).

Storm Events records are more complete after 1996; before 1996 only Tornado (from 1950), Hail and Thunderstorm Wind (from 1955) exist. Zone-level records are placed with NWS zone-county files, which exist from 2020 on; an earlier record is placed by its zone number in the nearest later file only when its zone name matches that file, records from zones NWS renumbered are placed by name or left out, and a record whose zone is in no known file is left out of every count, so counts before 2020 can be low. Some current zones are also missing from the NWS files, so recent counts can be low too.

SOURCES

NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>
NOAA National Weather Service, NWS county-public forecast zones correlation file, version bp03mr20 to bp16ap26 (11 files; newest bp16ap26), pulled 2026-09-28, <https://www.weather.gov/gis/ZoneCounty>
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

State-declared emergencies are not in federal data. Add them from your state emergency management agency.

FEMA's declaration data list no tribal or special-area declarations for this state.

Supports B1-e: probability

Inherited from Rutland County, county-level (county FIPS 50021); scope: whole section.

Probability: FEMA annualized frequency and descriptor per hazard

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
Avalanche	0.01	events per year	about 1 in 100 years	Possible	FEMA annualized frequency (modeled)	0	1994 to 2023 (30 years)	see B1-f	0.01 is NRI's minimum avalanche frequency for a county in an avalanche susceptibility zone; NRI records no avalanche here, so the descriptor reflects the floor, not local events.

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
Coastal Flooding		events per year at a location (modeled)				not shown	modeled	see B1-f	Not Applicable in NRI for this county; no descriptor.
Cold Wave	2.94	event-days per year	about 2.94 days per year	Likely	event-days in 11 of 30 years, 1996 to 2025 (36.7%)	55.9	2005-11-12 to 2024-11-12 (19 years)	countywide	NRI gives about 2.94 cold wave event-days a year here (its annualized frequency over 19 years; not its event count divided by the years), but Storm Events has a record in only 11 of 30 years. NRI counts from a different source that records far more events than Storm Events, so this descriptor reads much lower than NRI's frequency; read the two together. Frost/Freeze records are not counted in this descriptor: they record crop freezes, not cold waves.
Drought	0	event-days per year	none modeled		event-days in 0 of 30 years, 1996 to 2025 (0%)	0	2000 to 2025 (25.25 years; D3 and D4 only)	countywide	No recorded event-days, 1996 to 2025; descriptor not assigned
Earthquake	0.00158	annual probability at a location	chance a given location in the county has at least minor- damage shaking in a year: 0.158%			not shown	modeled	see B1-f	Descriptor not assigned: the NRI value is the chance at a location in the county, not how often the hazard affects the county, and Storm Events does not record earthquakes.
Hail	1.82	events per year	about 1.82 per year	Highly likely	FEMA annualized frequency (modeled)	69.0 (modeled)	1986 to 2023 (38 years)	countywide	
Heat Wave	1.99	event-days per year	about 1.99 days per year	Likely	event-days in 6 of 30 years, 1996 to 2025 (20%)	33.6	2005-11-12 to 2024-11-12 (19 years)	countywide	NRI gives about 1.99 heat wave event-days a year here (its annualized frequency over 19 years; not its event count divided by the years), but Storm Events has a record in only 6 of 30 years. NRI counts from a different source that records far more events than Storm Events, so this descriptor reads much lower than NRI's frequency; read the two together.
Hurricane	0.0478	events per year	about 1 in 21 years	Possible	FEMA annualized frequency (modeled)	18	1851 to 2024 (Atlantic)	see B1-f	NRI counts hurricane and tropical storm tracks passing within storm-force wind range; federal declarations are counted separately in B1-d and need not match.
Ice Storm	0.472	event-days per year	about 0.472 days per year	Possible	event-days in 2 of 30 years, 1996 to 2025 (6.67%)	32	1946-12-31 to 2014-02-12 (67 years)	countywide	
Inland Flooding	2.14	event-days per year	about 2.14 days per year	Likely	event-days in 22 of 30 years, 1996 to 2025 (73.3%)	60	1996 to 2023 (28 years)	see B1-f	

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
Landslide	1.63	events per year (modeled)	about 1.63 per year	Highly likely	FEMA annualized frequency (modeled)	not shown	modeled	see B1-f	
Lightning	22.9	days per year with a strike	about 22.9 days per year	Highly likely	FEMA annualized frequency (modeled)	not shown	1995 to 2023 (29 years; CONUS)	countywide	
Strong Wind	1.1	events per year	about 1.1 per year	Highly likely	FEMA annualized frequency (modeled)	42	1986 to 2023 (38 years)	countywide	
Tornado	0.106	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	
Tsunami		annual probability at the most exposed location (used in place of a county value)				not shown	modeled	see B1-f	Not Applicable in NRI for this county; no descriptor.
Volcanic Activity		annual probability				not shown	modeled	see B1-f	Not Applicable in NRI for this county; no descriptor.
Wildfire	0.0000251	annual probability at a location	chance a given location in the county burns in a year: 0.00251%		Storm Events records in 0 of 30 years, 1996 to 2025 (0%)	not shown	modeled	see B1-f	No Storm Events record of this hazard, 1996 to 2025; descriptor not assigned (the NRI value is the chance at a location in the county, not how often the hazard affects the county)
Winter Weather	18.4	event-days per year	about 18.4 days per year	Highly likely	event-days in 30 of 30 years, 1996 to 2025 (100%)	348	2005-11-12 to 2024-11-12 (19 years)	countywide	

FEMA annualized frequency (modeled) comes from the National Risk Index v1.20 (December 2025). It is not recorded events divided by years, and what it measures depends on the hazard. For most hazards it estimates how often the hazard affects this county each year: it counts events or event-days (drought, heat wave, cold wave, winter weather, ice storm and inland flooding are in days per year; lightning is the number of days per year with a recorded cloud-to-ground strike, from the NOAA Storm Prediction Center daily lightning climatology); it may count events in the surrounding area (hail, strong wind, tornado, hurricane and ice storm use a 49 km grid and buffers) and is averaged over the county's area; and some hazards use a minimum value for places with no recorded event. Earthquake, wildfire and coastal flooding are different: FEMA computes them for each census block and averages them over the county, so the value is the chance (for coastal flooding, the modeled number of floods per year) at a location in the county, which is lower than the chance that the hazard strikes somewhere in the county. Earthquake is the chance of at least minor-damage shaking (U.S. Geological Survey model); wildfire is the chance that a location burns in a large fire (U.S. Forest Service burn probability); coastal flooding comes from FEMA flood zones and NOAA high-tide flooding, so it can be above 1 where high-tide flooding is frequent. Tsunami is the value at the county's most exposed location, from recorded events and modeled return periods. For these four hazards the packet gives no "1 in N years" and takes the descriptor from Storm Events (none for earthquake) unless the value is 1 or more a year. Landslide is a U.S. Geological Survey modeled county rate spread by slope susceptibility. Volcanic activity is the chance that a volcano affecting the county erupts in a year. Drought counts only extreme and exceptional drought (D3 and D4). Source: FEMA, National Risk Index Technical Documentation v1.20, sections 5.2.2 (Table 5), 5.2.3, 7.4, 10.4, 16.5, 17.1, 17.3.1, 17.5, 20.3.1, 21.4, 22.4 and 6 to 23.

SOURCES

FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)
NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

Descriptor scale used in this packet (defined per unit)

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

SOURCES
FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)
NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

Intensity bands: historical frequency (Storm Events)

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	43	30	1.43
Hail	2.00 in+	1996 to 2025	0	30	0
Strong Wind (Thunderstorm Wind records)	50-64 kt	1996 to 2025	167	30	5.57
Strong Wind (Thunderstorm Wind records)	65 kt+	1996 to 2025	6	30	0.2
Strong Wind (Thunderstorm Wind records)	unmeasured or below 50 kt	1996 to 2025	26	30	0.867
Tornado	EF0-1	1996 to 2025	1	30	0.0333
Tornado	EF2-3	1996 to 2025	0	30	0
Tornado	EF4-5	1996 to 2025	0	30	0
Tornado	unrated (EFU)	1996 to 2025	0	30	0

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.

SOURCE
NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

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.

Supports B1-f: variation across the planning area

Range of census tract risk within the county

Hazard	Tracts <i>rated of all</i>	Risk score min <i>NRI score, 0 to 100</i>	Median	Max	Tracts by rating	Note
Avalanche	15 of 20	54.4	58.5	60.8	Very Low 15, Not Applicable 5	
Coastal Flooding	0 of 20				Not Applicable 20	
Cold Wave	20 of 20	36.7	59.9	77.0	Relatively Moderate 16, Relatively Low 4	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Drought	0 of 20				No Rating 20	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Earthquake	20 of 20	21.3	40.3	72.2	Relatively Low 8, Very Low 12	
Hail	20 of 20	30.9	45.2	59.2	Relatively Low 17, Very Low 3	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Heat Wave	20 of 20	5.0	38.8	65.6	Relatively Moderate 3, Relatively Low 13, Very Low 4	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Hurricane	20 of 20	52.6	60.2	75.3	Relatively Low 20	
Ice Storm	20 of 20	37.1	56.9	85.8	Relatively Moderate 6, Relatively Low 14	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Inland Flooding	20 of 20	25.3	45.7	83.7	Relatively High 2, Relatively Moderate 7, Relatively Low 11	
Landslide	20 of 20	17.0	88.8	97.7	Relatively Moderate 2, Relatively Low 11, Very Low 7	
Lightning	20 of 20	42.2	68.7	91.9	Relatively High 5, Relatively Moderate 12, Relatively Low 3	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Strong Wind	20 of 20	40.7	67.0	87.1	Relatively High 1, Relatively Moderate 15, Relatively Low 4	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.
Tornado	20 of 20	17.5	30.7	44.3	Relatively Low 11, Very Low 9	
Tsunami	0 of 20				Not Applicable 20	
Volcanic Activity	0 of 20				Not Applicable 20	
Wildfire	20 of 20	35.5	58.0	69.5	Relatively Low 1, Very Low 19	
Winter Weather	20 of 20	42.0	65.4	86.5	Relatively High 3, Relatively Moderate 14, Relatively Low 3	National data give a county-wide or coarse (49 km grid or NWS zone) frequency for this hazard, so they cannot show members' hazard differing. The tract range above mostly reflects where buildings and people are. Confirm locally.

County tracts, shown for context: this town's planning area is the town, which the county tracts do not split out.

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.

SOURCE

FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)

Per-member block (Starter, confirm locally)

Member	Type	Plan status	Repetitive loss	Public Assistance matched	Event records naming this place	Notes
			<i>FMA RL and SRL (44 CFR 77.2); repeat-flood, any definition</i>	<i>federal share obligated, nominal dollars</i>	<i>all years; since the member's plan</i>	
Wells town	Town	Expired on 2025-10-28	FMA RL 0, SRL 0; any 0	\$237,285.24	7; 1	

Member 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 member row, while the county table counts only its part in this county.

School districts and special districts get a plan clock row only.

SOURCES

FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)
FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-26T151157Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)
NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>

Supports B2-a and B2-b: assets and impacts

Inherited from Rutland County, county-level (county FIPS 50021); scope: NRI exposure and expected annual loss; since-plan figures use the town's own approval date.

Local data required

County-level starter. The plan must describe impacts for each participant and its own assets.

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

Rutland County, county-level

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>	EAL population equivalence	EAL as % of exposure <i>buildings; agriculture where noted</i>	Storm Events damage since 2020-10-29	Zone-level damage since plan	Public Assistance since plan <i>nominal dollars; see note</i>	Note
						<i>statistical value of life and injury, \$13.7M per life, not property damage</i>		<i>county-coded records, property plus crops, nominal dollars</i>	<i>property plus crops, reported for the zone</i>		
Avalanche	\$550,483		1	under \$1		\$3,364	under 0.0001%				
Coastal Flooding											Not Applicable in NRI for this county

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>	EAL population equivalence <i>statistical value of life and injury, \$13.7M per life, not property damage</i>	EAL as % of exposure <i>buildings; agriculture where noted</i>	Storm Events damage since 2020-10-29 <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	\$16,663,246,943	\$37,098,776	60,514	\$235	\$47,081	\$1,505,163	under 0.0001%		\$1,000,000		Storm Events damage since the plan includes 1 zone-level Frost/Freeze record (\$1,000,000), an event type the NRI definition of this hazard leaves out.
Drought		\$0			\$0						agriculture exposure is 0 in NRI
Earthquake	\$28,817,922,994		60,572	\$410,437		\$61,764	0.00142%				
Hail	\$16,663,246,943	\$37,098,776	60,514	\$5,975	\$6,784	\$108,212	under 0.0001%	\$0			
Heat Wave	\$16,663,246,943	\$37,098,776	60,514	under \$1	\$32,662	\$515,187	under 0.0001%		\$0		
Hurricane	\$16,647,220,195	\$37,098,776	60,431	\$614,522	\$40,053	\$24,450	0.00369%			none found (2 declarations)	
Ice Storm	\$16,463,135,194		60,201	\$153,971		\$15,362	0.000935%		\$0		
Inland Flooding	\$16,622,340,352	\$5,200,804	2,469	\$12,581,087	\$76,216	\$705,227	n/a (see note)	\$825,000		\$5,543,707.85	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. EAL as % of exposure: n/a.
Landslide	\$943,469,323		3,194	\$16,748		\$9,219	0.00178%			\$5,502,512.29	
Lightning	\$16,663,246,943		60,514	\$33,147		\$435,989	0.000199%				
Strong Wind	\$16,663,246,943	\$37,098,776	60,514	\$331,764	\$4,410	\$354,324	0.00199%	\$1,015,000	\$325,000		Storm Events damage since the plan includes 3 zone-level High Wind records (\$200,000) and 5 zone-level Strong Wind records (\$125,000), event types the NRI definition of this hazard leaves out.
Tornado	\$16,663,246,943	\$37,098,776	60,514	\$217,454	\$239	\$219,139	0.0013%	\$50,000			
Tsunami											Not Applicable in NRI for this county
Volcanic Activity											Not Applicable in NRI for this county
Wildfire	\$6,934,641,525	\$15,485,832	26,200	\$9,765	\$3	\$926	0.000141%				

Hazard	Building exposure <i>modeled dollars</i>	Agricuture 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>	EAL population equivalence <i>statistical value of life and injury, \$13.7M per life, not property damage</i>	EAL as % of exposure <i>buildings; agriculture where noted</i>	Storm Events damage since 2020-10-29 <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
Winter Weather	\$16,663,246,943	\$37,098,776	60,514	\$86,004	\$33	\$24,069	0.000516%		\$205,000		

Every dollar figure in this table is for the whole county; only the since-plan date is the town's own approval date.

Totals since 2020-10-29 (Storm Events through 2026-06-30): 53 county-coded records, 53 with a damage value recorded (including \$0), \$1,890,000; 75 zone-level records, 75 with a damage value recorded (including \$0), \$1,530,000 reported for the zone; Public Assistance on counted declarations \$5,543,707.85 (5 declarations, 2 with PA).

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

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 must not be added up; the unit total counts each declaration once.

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

SOURCES

FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)
NOAA NCEI, NOAA NCEI Storm Events Database, details files (csvfiles v1.0), version c20260918, pulled 2026-09-28, <https://www.ncei.noaa.gov/pub/data/swdi/stormevents/csvfiles/>
NOAA National Weather Service, NWS county-public forecast zones correlation file, version bp03mr20 to bp16ap26 (11 files; newest bp16ap26), pulled 2026-09-28, <https://www.weather.gov/gis/ZoneCounty>
FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)
FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-26T151157Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

Vermont Flood Ready Atlas and ANR river corridors for town flood and erosion locations.

ERAF Flood Hazard Summary gives E911 building counts in the SFHA per town.

Vermont Dam Inventory for dams in and upstream of the town.

VEM hazard mitigation planning resources and the 2023 Vermont State Hazard Mitigation Plan. <https://vem.vermont.gov/hm-planning-resources>

Supports B2-a: context

Inherited from Rutland County, county-level (county FIPS 50021); scope: whole section.

County context

Measure	Value
Population	60,514
Building value (total, not at risk)	\$16,663,246,943
Agriculture value (total, not at risk)	\$37,098,776
NRI risk rating (all hazards)	Relatively Low
Expected annual loss, buildings and agriculture, all hazards	\$14,668,591
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)	\$3,982,394

Measure	Value
Social vulnerability rating	Relatively Low
Community resilience rating	Relatively High
NRI version	December 2025

FEMA's all-hazard expected annual loss total adds buildings, agriculture and population equivalence; the two parts are shown separately so the property figure is not read as including the statistical value of life.

SOURCE
FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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)

Supports B2-c: repetitive loss

Rutland County, county-level

Definition	Properties	Severe repetitive loss	Properties
Repetitive loss, FMA definition (44 CFR 77.2)	1	Severe repetitive loss, FMA definition (44 CFR 77.2)	1
Repetitive loss, NFIP insurance definition	14	Severe repetitive loss, NFIP insurance definition	1

Your state NFIP coordinator's list may use the NFIP insurance definition, so its counts can be higher.

SOURCES
FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

Repeat-flood properties: county total and NFIP communities

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	1	1	14	1	15	0	9
BRANDON, TOWN OF	0	0	1	0	1	0	0
FAIR HAVEN, TOWN OF	0	0	1	0	1	0	1
POULTNEY, TOWN OF	0	0	1	0	1	0	1
RUTLAND, CITY OF	0	1	8	1	8	0	4
SHREWSBURY, TOWN OF	0	0	1	0	1	0	1
WALLINGFORD, TOWN OF	1	0	1	0	2	0	2
RUTLAND, TOWN OF	0	0	1	0	1	0	0

SOURCES
FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

Repeat-flood properties by plan member (NFIP community)

Member	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>	Note
Wells town	500271	0	0	0	0	0	0	0	

Per-member types: XLSX sheet 'B2-c Members'.

Member 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 member row, while the county table counts only its part in this county.

SOURCES

FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

County repeat-flood properties by occupancy group

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	1	0	6	0	7	0	5
2 to 4 unit residential	0	1	5	1	5	0	3
other residential	0	0	0	0	0	0	0
non-residential	0	0	3	0	3	0	1
not reported	0	0	0	0	0	0	0

Institutional properties cannot be separated in this data: FEMA's occupancy groups have no institutional class, so they fall in non-residential or other residential in the table by occupancy group.

SOURCES

FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)

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; OpenFEMA's fmaRI field description omits the Increased Cost of Compliance clause of 44 CFR 77.2(i). NFIP repetitive loss (FEMA insurance definition, nfipRI) is 2 or more claims over \$1,000 in 10 years and can drop to false when a property is mitigated. Also shown: NFIP severe repetitive loss, any category, mitigated and currently insured.

Your state NFIP coordinator's list may use the NFIP insurance definition, so its counts can be higher.

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

Counts may differ from your state NFIP coordinator's list, which is the source the Handbook names.

In this county 1 property is FMA repetitive loss but not NFIP repetitive loss, and 14 properties are NFIP repetitive loss but not FMA repetitive loss.

Exact counts; no count suppression.

Sources

Every table above lists its own sources. The full list, for the plan's bibliography (FEMA review item A4-a):

1. FEMA, OpenFEMA HazardMitigationPlanStatuses v1, version 2026-09-26T121003Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/HazardMitigationPlanStatuses> (API)
2. FEMA, OpenFEMA DisasterDeclarationsSummaries v2, version 2026-09-27T010817Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v2/DisasterDeclarationsSummaries> (API)
3. FEMA, OpenFEMA PublicAssistanceFundedProjectsSummaries v1, version 2026-09-26T151157Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/PublicAssistanceFundedProjectsSummaries> (API)
4. FEMA, OpenFEMA NfipMultipleLossProperties v1, version 2026-08-04T164045Z, pulled 2026-09-28, <https://www.fema.gov/api/open/v1/NfipMultipleLossProperties> (API)
5. FEMA, FEMA National Risk Index 1.20.0 (December 2025), county and census tract tables, version 1.20.0, pulled 2026-09-28, 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 2026-09-28, <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 2026-09-28, <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 2026-09-28, 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_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_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/reference/codes2020/national_place_by_county2020.txt, https://www2.census.gov/geo/docs/reference/ct_change/ct_cou_to_cousub_crosswalk.xlsx

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Corrections: to report an error, name the packet, the table and what your records show. Contact: to be added

Hazard Plain release 2026-10. As of 2026-09-28; Storm Events data through 2026-06-30. File hazard-plain_2026-10_VT_5002177950. Preview: automated baseline.