Vacation rental flood insurance decision matrix

Use this matrix to determine which flood insurance option is right for your Florida vacation rental.

Decision Factor	NFIP	Private Flood	Your Choice
Building coverage needed	$250,000 max	Up to $10,000,000	
Contents coverage needed	$100,000 (ACV)	$500,000+ (RCV)	
Loss of rental income needed?	Not covered	Typically covered	
Loss of use / temporary housing?	Not covered	Typically covered	
Property in high-risk coastal zone (VE)?	Higher premiums	Very expensive	
Property in moderate-risk zone (AE)?	Competitive	Cheaper	
Property in low-risk zone (X)?	Preferred Risk Policy available	cheaper	
Need coverage quickly?	30-day wait	7-14 day wait	
Want guaranteed renewability?	Yes (NFIP cannot non-renew)	May non-renew after claims	

Scoring system:

- **If you need loss of rental income coverage** = Private flood is the only option
- **If your property is in a low-risk zone** = NFIP will be cheaper
- **If you have a high-value coastal property** = Private will be the only way to get adequate limits
- **If guaranteed renewal is essential** = NFIP is safer

Florida vacation rental insurance costs: Current market ranges.

Coverage Type	Typical Annual Cost Range	Notes
DP-3 Dwelling (Wind/Fire)	$2,000 – $8,500+	Varies by location and property value
General Liability ($1M/$2M)	$500 – $1,500	Required for short-term rentals under Florida law
Loss of Rents Coverage	Included in DP-3	Covers rental income during covered losses
Flood Insurance (NFIP)	$700 – $4,000+	Varies by flood zone and elevation; 30-day waiting period
Flood Insurance (Private)	$1,000 – $8,000+	Higher limits; includes loss of rental income; 7-14 day wait
Ordinance & Law	Included or separate	Covers code-upgrade costs after a flood
Total STR program	$6,000 – $15,000+/year	Combined cost for full protection; budget accordingly

Regional variations:

- Panhandle / Gulf Coast: $4,000 – $8,500/year
- South Florida / Atlantic Coast: $5,000 – $10,000+/year
- Florida Keys: Often exceeding $15,000/year

N.B: Rates are subject to change based on market conditions, flood zone designations, and regulatory updates.

Data sources: Florida Office of Insurance Regulation, Industry Sources.