

Non-Compliant Floodplain Buildings

When a building is determined to be **non-compliant** this means records indicate that the elevation of the lowest floor is below the Flood Protection Elevation.

There are limits to the dollar amount of improvements made to a **non-compliant** building. The cost of improvements (or repairs) can be no more than 50% of the market value of the building. If the 50% threshold is exceeded, the building must be made compliant. This usually means the building must be elevated so that the lowest floor is at or above the Flood Protection Elevation.

This 50% amount is both for a single improvement as well as two improvements occurring within a ten year period, each costing over 25% of the market value of the building. Therefore, **past improvements to a non-compliant building could limit the ability to make additional improvements.** For information on past improvements to a building contact Storm Water Services at floodinfo@mecklenburgcountync.gov or 704-432-7246