



FEMA

W-26004

July 15, 2026

MEMORANDUM FOR: Write Your Own (WYO) Principal Coordinators and the National Flood Insurance Program (NFIP) Direct Servicing Agent

FROM: NFIP Clearinghouse

SUBJECT: Sugar Land, Texas Annexations, Community ID (CID) #480234

The NFIP communities of Fort Bend Levee Improvement District (LID) #7 (CID #481594) and First Colony LID (CID #481583) ceded floodplain management authority to Sugar Land, TX (CID #480234). This means the land within the boundaries of the Fort Bend LID #7 and a portion of the boundaries of First Colony LID have become part of Sugar Land (CID #480234) for NFIP participation purposes. NFIP insurers must update the CID for affected policies.

In addition, Sugar Land, TX (CID #480234) has annexed land from Fort Bend County, TX (CID #480228). The annexed land has become part of Sugar Land (CID #480234), and NFIP insurers must update the CID for these additional affected policies.

Attached is a map of the impacted area showing the boundaries of Fort Bend LID #7, First Colony LID, and Fort Bend County that are now part of the participating community of Sugar Land. The NFIP Community Status Book (CSB) describes the three areas of annexed land as shown below:

1. The entirety of Fort Bend LID #7.
2. First Colony LID west of Dulles Avenue including Austin Parkway Elementary School, First Colony Aquatic Center, and the development Lakes of Austin Park.
3. A portion of Fort Bend County that is land along and inclusive of Scenic Rivers Drive.

Fort Bend LID #7 (CID #481594) and First Colony LID (CID# 481583) do not participate in the NFIP Community Rating System (CRS). However, the community of Sugar Land (CID #480234) does participate in the CRS, and eligible policies currently receive a CRS discount based on Class 6.

To ensure that all policies written in the areas of Fort Bend LID #7 and First Colony LID receive the appropriate CRS discount, FEMA asks NFIP insurers to change the CIDs of the impacted

policies to Sugar Land (CID #480234) for policies with an effective date on or after July 1, 2026. Policy endorsement should be effective at the beginning of the policy term.

The status for the communities of Fort Bend LID #7 and First Colony LID will be changed to defunct in the CSB one year from the date of this bulletin to prevent NFIP policies from being issued with the incorrect CID.

By separate transmittal, FEMA will provide each affected NFIP insurer with a list of the impacted policies. FEMA requires that NFIP insurers endorse its policies within 90 days from the date of this memorandum.

Direct questions regarding this memorandum to fema-nfipcustomerservicecenter@fema.dhs.gov.

Attachment: Sugar Land Annexation Map

cc: Vendors, IBHS, FIPNC, and Government Technical Monitor

Suggested Routing: Data Processing, Underwriting, and Marketing

