

2004 Detailed Status Summary Chart of State and Local Predatory Lending Legislation (As of 01-07-05)

STATE (dates of leg. session)	BILL NUMBER	STATUS	COMMENTS
California (01/05/2004- 08/31/2004 – last day for each house to pass bills)	A.B. 320 (carried over from 2003 session)	02/07/2003 introduced; first read 02/11/2003 may be heard in committee March 13 02/18/2003 to ASSEMBLY Committee on BUSINESS and PROFESSIONS 04/21/2003 from committee chair: amended; rereferred to ASSEMBLY Committee on BUSINESS and PROFESSIONS; second read and amended 05/06/2003 hearing scheduled 05/07/2003 from Committee chair, with author's amendments: amend and rerefer to ASSEMBLY Committee on BUSINESS and PROFESSIONS; second read and amended 05/08/2003 to ASSEMBLY Committee on JUDICIARY 01/13/2004 Do pass; rereferred to ASSEMBLY Committee on APPROPRIATIONS 01/22/2004 Do pass; second read 01/26/2004 passed ASSEMBLY; to SENATE 04/13/2004 Do pass in Senate Committee on Business and Professions; to Senate Committee on Judiciary 06/15/2004 set first reading; failed passage; reconsideration granted 06/23/2004 from committee: do pass;	<ul style="list-style-type: none"> • SYNOPSIS: Relates to deceptive practices; prohibits mortgage brokers to have home improvement contractors negotiate terms of any loan secured by borrower's residence; prohibits phone solicitations. • SPONSOR: Correa

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		<p>rereferred to Committee on Appropriations 07/13/2004 hearing postponed by Committee 07/20/2004 from Committee 07/21/2004 second read 08/10/2004 third read; passed Senate; to Assembly 08/16/2004 Senate amendments concurred in; to enrollment 08/25/2004 to Governor 09/22/2004 vetoed by Governor; died</p>	
	<p>A.B. 485 (carried over from 2003 session)</p>	<p>02/14/2003 introduced 02/27/2003 to ASSEMBLY Committee on BANKING and FINANCE 04/21/2003 from committee chair: amended; rereferred to ASSEMBLY Committee on BUSINESS and PROFESSIONS; second read and amended 02/02/2004 died</p>	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits a person who originates a consumer loan from financing, directly or indirectly, into a consumer loan or financing to the same borrower within 90 days of a consumer loan certain insurance premiums and debt cancellation or suspension agreement fees. • SPONSOR: Ridley-Thomas
	<p>Preprint A.B. 1</p>	<p>05/24/2004 preprint</p>	<ul style="list-style-type: none"> • SYNOPSIS: Relates to predatory lending. • SPONSOR: Dymally
<p>District of Columbia (01/07/2003-12/31/2004)</p>	<p>B15-0016 (carried over from 2003 session)</p>	<p>01/06/2003 introduced 01/09/2003 to Committee on CONSUMER and REGULATORY AFFAIRS 12/31/2004 died due to adjournment of legislative session</p>	<ul style="list-style-type: none"> • SYNOPSIS: Enacts MORTGAGE FORECLOSURE PROCEDURES REFORM ACT OF 2003. • SPONSOR: Ambrose
<p>Georgia (01/12/2004-04/07/2004)</p>	<p>H.B. 82 (carried over from 2003 session)</p>	<p>01/16/2003 introduced; to HOUSE Committee on BANKS and BANKING; first read 01/17/2003 second read 04/07/2004 died due to adjournment of</p>	<ul style="list-style-type: none"> • SYNOPSIS: Amends the definition of “points and fees” by excluding certain fees paid to federal government agencies that insure payment of home loans. • SPONSOR: O’Neil

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		legislative session	
	H.B. 142 (companion to S.B. 28) (carried over from 2003 session)	01/28/2003 introduced; first read 01/29/2003 second read 02/03/2003 Committee Substitute to HB 142 favorably reported 02/04/2003 Committee Substitute PASSED HOUSE with amendments; to SENATE 02/10/2003 Senate read and referred 02/11/2003 to SENATE Committee on BANKS and FINANCIAL INSTITUTIONS 04/07/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Revises GFLA. • SPONSOR: Floyd
	S.B. 28 (companion to H.B. 142) (carried over from 2003 session)	01/28/2003 introduced; read; and referred to SENATE Committee on BANKING and FINANCIAL INSTITUTIONS 04/07/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Revises GFLA. • SPONSOR: Cagle
	H.B. 146 (carried over from 2003 session)	01/28/2003 introduced; first read 01/29/2003 second read 04/07/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Revises GFLA. • SPONSOR: Birdsong
	H.B. 1171	01/15/2004 introduced; first read 01/16/2004 second read 04/07/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Revises GFLA. • SPONSOR: Holmes
Hawaii (01/21/2004-05/06/2004)	H.B. 374 (carried over from 2003 session)	01/21/2003 introduced 01/22/2003 passed first reading 01/24/2003 to HOUSE Committee on HUMAN SERVICES and HOUSING; to HOUSE Committee on CONSUMER	<ul style="list-style-type: none"> • SYNOPSIS: Enacts "Hawaii Home Loan Protection Act." • SPONSOR: Oshiro

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		PROTECTION and COMMERCE 02/07/2003 hearing schedule for Wednesday, 02-12-03 at 8:30 02/12/2003 Committee recommends deferment 05/06/2004 died due to adjournment of legislative session	
	H.B. 1438 (carried over from 2003 session)	01/23/2003 introduced 01/27/2003 to HOUSE Committee on CONSUMER PROTECTION and COMMERCE 01/30/2003 to HOUSE Committee on HUMAN SERVICES and HOUSING 02/07/2003 hearing schedule for Wednesday, 02-12-03 at 8:30 02/12/2003 passed in Committee with amendments 02/14/2003 to HOUSE Committees: CONSUMER PROTECTION and COMMERCE, JUDICIARY 02/19/2003 heard by Committees; deferment until 02/24/03 recommended 02/24/2003 Committees recommend that measure be passed with amendments 02/28/2008 recommended from Committee as amended 03/04/2003 passes third reading as amended; to SENATE 03/06/2003 passed first reading 03/07/2003 to SENATE Committee on COMMERCE, CONSUMER PROTECTION, and HOUSING; bill scheduled to be heard on	<ul style="list-style-type: none"> • SYNOPSIS: Enacts “Hawaii Home Loan Protection Act.” • SPONSOR: Takamine

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		03-18-03 03/20/2003 hearing deferred until 03-21-03 03/21/2003 Committee recommends that measure be passed with amendments; passed reading as amended 05/06/2004 died due to adjournment of legislative session	
	H.C.R. 142	03/12/2003 introduced 03/14/2003 to HOUSE Committee on HOUSE Committees: CONSUMER PROTECTION and COMMERCE; FINANCE 04/09/2003 Consumer Protection and Commerce Committee recommends that measure be passed with amendments 04/11/2003 passed HOUSE; to SENATE 04/14/2003 referred to SENATE Committee on COMMERCE, CONSUMER PROTECTION and HOUSING 05/06/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: REQUESTING THE LEGISLATIVE REFERENCE BUREAU TO STUDY PREDATORY HOME LENDING IN HAWAII, EXISTING AND PROPOSED LAWS AND PROTECTIONS AGAINST PREDATORY HOME LENDING PRACTICES, AND MAKE RECOMMENDATIONS TO PROTECT HAWAII'S HOMEOWNERS FROM PREDATORY HOME LENDING PRACTICES. • SPONSOR: Hiraki
Illinois (01/14/2004-07/24/2004)	H.B. 1971 (carried over from 2003 session)	02/11/2003 introduced; first read 02/11/2003 to HOUSE Committee on RULES 02/19/2003 to HOUSE EXECUTIVE Committee 03/12/2003 passed in committee 03/31/2003 second read 04/03/2003 third read; passed HOUSE (73-40-4) 04/08/2003 to SENATE 05/14/2003 first read; to SENATE Committee	<ul style="list-style-type: none"> • SYNOPSIS: Enacts "Predatory Lending Act." • SPONSOR: Cross

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		on RULES 07/24/2004 died due to adjournment of legislative session	
	S.B. 497 (carried over from 2003 session)	02/18/2003 introduced; first read; to HOUSE Committee on RULES 02/19/2003 to HOUSE Committee on JUDICIARY 02/27/2003 postponed 03/05/2003 re-referred to HOUSE Committee on RULES; re-assigned to HOUSE Committee on FINANCIAL INSTITUTIONS 03/14/2003 re-referred to HOUSE Committee on RULES 07/24/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Creates the Abusive Home Loan Practice Act. • SPONSOR: Halvorson
	H.B. 2382 (carried over from 2003 session)	02/20/2003 introduced; first read; to HOUSE Committee on RULES 02/26/2003 to HOUSE Committee on HOUSING and URBAN DEVELOPMENT 03/05/2003 passed in Committee; second read 03/06/2003 HOUSE amendment referred to HOUSE Committee on RULES 07/24/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Creates the High-cost Home Loan Abuse Prevention Act. • SPONSOR: Davis
Indiana (01/12/2004-03/15/2005)	S.B. 456	01/12/2004 introduced; first read; to SENATE Committee on RULES and LEGISLATIVE PROCEDURE 01/20/2004 reassigned to SENATE Committee on INSURANCE and FINANCIAL INSTITUTIONS 03/15/2004 died due to adjournment of	<ul style="list-style-type: none"> • SYNOPSIS: Establishes the homeowner protection unit under the Attorney General; provides enforcement procedures for deceptive mortgage acts; establishes a mortgage recording fee; requires the housing finance authority to provide home ownership training programs; appropriates funds to contract for a study of predatory lending and the high rate of foreclosure. • SPONSOR: Lanane

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		legislative session	
	H.B. 1229	01/20/2004 introduced: to HOUSE Committee on JUDICIARY 03/19/2004 signed by Governor; Public Law 73 Of 2004; effective 07/01/04	<ul style="list-style-type: none"> • SYNOPSIS: Establishes the homeowner protection unit under the Attorney General; provides enforcement procedures for deceptive mortgage acts; establishes a mortgage recording fee; requires the housing finance authority to provide home ownership training programs; appropriates funds to contract for a study of predatory lending and the high rate of foreclosure. • SPONSOR: Bardon
Louisiana (03/29/2004-06/21/2004)	S.B. 286	03/29/2004 introduced; to Senate Committee on Commerce, Consumer Protection, and International Affairs 05/19/2004 considered in committee 06/21/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Fields
	H.B. 1176	03/29/2004 introduced; to House Committee on Commerce 06/21/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Broome
Maryland (01/14/2004-04/12/2004)	Montgomery County Bill 36-04	10/26/2004 introduced 12/14/2004 public hearing scheduled	<ul style="list-style-type: none"> • SYNOPSIS: Expands categories of lending activities that constitute discriminatory housing practices; increases the amount of damages. • SPONSOR: Perez, Subin
Massachusetts (1/7/2003-undetermined)	S.B. 24 (carried over from 2003 session)	12/05/2002 prefiled 01/09/2003 introduced; to JOINT Committee on BANKS AND BANKING 05/21/2003 hearing scheduled 03/24/2004 amended by substitution of the new draft H.B. 4606	<ul style="list-style-type: none"> • SYNOPSIS: Establishes protection against predatory lending in the home mortgage market. • SPONSOR: Wilkerson
	H.B. 9 (carried over from 2003)	12/05/2002 prefiled 12/05/2002 to JOINT Committee on BANKS	<ul style="list-style-type: none"> • SYNOPSIS: Relates to preventing abusive mortgage lending practices.

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	session)	AND BANKING 01/01/2003 introduced 03/24/2004 amended by substitution of a new draft	<ul style="list-style-type: none"> • SPONSOR: Office of Consumer Affairs
	H.B. 2915 (carried over from 2003 session)	12/16/2002 prefiled 01/01/2003 to HOUSE Committee on BANKS and BANKING; Senate concurred 05/21/2003 hearing scheduled 03/24/2004 amended by substitution of the new draft H.B. 4606	<ul style="list-style-type: none"> • SYNOPSIS: Relates to seniors and protection from predatory lending. • SPONSOR: Koczera
	H.B. 1617 (carried over from 2003 session)	01/01/2003 introduced; to House Committee on Banks and Banking 05/21/2003 hearing scheduled 03/24/2004 amended by substitution of the new draft H.B. 4606	<ul style="list-style-type: none"> • SYNOPSIS: Prevents unfair and deceptive home loan practices by financial institutions in the commonwealth. • SPONSOR: Malia
	H.B. 2732 (carried over from 2003 session)	01/01/2003 introduced; to House Committee on Banks and Banking 05/21/2003 hearing scheduled 03/24/2004 amended by substitution of the new draft H.B. 4606	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits abuse practices in home mortgage lending. • SPONSOR: Quinn
	H.B. 4606/ H.B. 4880/ S.B. 2431	03/24/2004 introduced; to House Committee on Ways and Means 06/22/2004 Committee recommends: ought to pass as substituted- new draft HB4880; second read 06/23/2004 third read; passed; to Senate 06/24/2004 to Senate Committee on Ways and Means 07/07/2004 Committee recommends: ought to pass with amendments; inserting in place therefore the text of SB2431; to Senate Committee on Steering and Policy	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits abuse practices in home mortgage lending. • SPONSOR: Joint Committee on Banks and Banking

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		07/08/2004 second read; Senate Ways and Means amendment adopted 07/13/2004 third read; additional amendments adopted; passed by SENATE (39-0) 07/14/2004 HOUSE concurred in the Senate amendments with a further amendments 07/21/2004 SENATE concurred in the House amendments with a further amendments; HOUSE NON-concurred in the Senate amendment 07/30/2004 Senate receded from its amendment; enacted; to Governor 08/09/2004 signed by Governor; Chapter 268 of 2004; effective 11/07/04	
Michigan (01/08/2003-12/31/2004)	H.B. 6291	09/30/2004 introduced; to House Committee on Commerce 12/31/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Hunter
Minnesota (02/02/2004-05/16/2004)	S.F. 244 (carried over from 2003 session)	02/03/2003 introduced; to SENATE Committee on COMERCE and UTILITIES 05/16/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Pappas
	S.F. 2379	05/15/2004 signed by Governor; Chapter 203 of 2004; effective 08/01/04	<ul style="list-style-type: none"> • SYNOPSIS: Provides additional prohibited acts applicable to lenders and established an additional penalty for a lender's unreasonable delay in processing a loan application. • SPONSOR: Scheid
Missouri (01/07/2004-05/14/2004)	S.B. 895	12/01/2003 prefiled 01/07/2003 introduced 05/14/2004 died due to adjournment of	<ul style="list-style-type: none"> • SYNOPSIS: Regulates predatory lending. • SPONSOR: Goode

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		legislative session	
New Hampshire (01/07/2003-undetermined)	S.B. 99 (carried over from 2003 session)	12/18/2002 drafting requested 01/30/2003 introduced; to SENATE Committee on BANKS; hearing scheduled for 03-18-03 03/28/2003 Committee report: ought to pass with amendment 04/03/2003 passed by third reading resolution 04/08/2003 introduced in HOUSE; to HOUSE Committee on COMMERCE 04/15/2003 hearing 05/20/2003 work session scheduled; retained in committee 09/18/2003 work session scheduled 10/02/2003 work session scheduled 10/29/2003 work session scheduled 11/06/2003 work session scheduled 11/20/2003 committee amendment proposed 01/07/2004 passed HOUSE with amendments 05/06/2004 Senator Flanders moved to concur with House amendments; enrolled in Senate 05/13/2004 enrolled in House 05/24/2004 signed by Governor; effective 01/01/05; Chapter 140	<ul style="list-style-type: none"> • SYNOPSIS: Requires compliance with HOEPA. • SPONSOR: Flanders
	S.B. 428 (L.S.R. 3067)	11/10/2003 legislative service request filed 01/07/2004 introduced; to SENATE Committee on BANKS 01/20/2004 hearing scheduled 02/03/2004 hearing rescheduled 04/15/2004 inexpedient to legislate (= dead)	<ul style="list-style-type: none"> • SYNOPSIS: Relates to protection of consumers from unfair lending practices. • SPONSOR: Cohen
			<ul style="list-style-type: none"> •

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New Jersey (01/13/2004-01/10/2005)	Rule PRN 2003-387	09/14/2003 proposed rule published 11/14/2003 comments must be submitted by 01/22/2004 adopted; effective 02/17/04; expiration 01/07/08	<ul style="list-style-type: none"> • SYNOPSIS: Promulgates regulations necessary to implement P.L. 2003, c. 64, the New Jersey Home Ownership Security Act of 2002. • SPONSOR: NJ Department of Banking and Insurance
	A.B. 1360	01/13/2004 introduced	<ul style="list-style-type: none"> • SYNOPSIS: Excludes certain payments to affiliates from “points and fees” definition. • SPONSOR: Greenwald
	S.B. 279	01/13/2004 introduced; to Senate Committee on Commerce 06/17/2004 substituted in Committee; passed by Senate (38-0); to Assembly; referred to Assembly Committee on Financial Institutions and Insurance 06/21/2004 second read 06/24/2004 substituted for AB2911; passed House; to Governor 07/06/2004 signed by Governor (P.L.2004, c.84); effective immediately	<ul style="list-style-type: none"> • SYNOPSIS: Makes various revisions to the “New Jersey Home Ownership Security Act of 2002.” • SPONSOR: Adler, Cardinale
	A.B. 2911	05/24/2004 introduced; to Assembly Committee on Financial Institutions and Insurance 06/24/2004 substituted by SB279	<ul style="list-style-type: none"> • SYNOPSIS: Makes various revisions to the “New Jersey Home Ownership Security Act of 2002.” • SPONSOR: Cohen
New Mexico (01/20/2004-02/24/2004)	Regulations 12.15.3, 4, 5, 6, 7, 8; 12.17.13; 12.20.71; 12.16.76	Adopted; effective dates range from January 30, 2004 to June 15, 2004.	<ul style="list-style-type: none"> • SYNOPSIS: Clarifies and interprets the New Mexico Home Loan Protection Act. • SPONSOR: Financial Institutions Division of the Regulation and Licensing Department
New York (01/07/2004-01/05/2005)	A.B. 4980	02/24/2003 introduced; to ASSEMBLY Committee on BANKS 01/07/2004 referred to ASSEMBLY	<ul style="list-style-type: none"> • SYNOPSIS: Amends the banking law, in relation to the dealings of mortgage brokers and home improvement contractors. • SPONSOR: Lafayette

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		Committee on BANKS 04/28/2004 referred to Assembly Committee on Codes 06/02/2004 referred to Assembly Committee on Rules 06/07/2004 Committee report filed; to third reading 01/05/2005 died due to adjournment of legislative session	
	A.B. 5057	02/24/2003 introduced; to ASSEMBLY Committee on BANKS 01/07/2004 referred to ASSEMBLY Committee on BANKS 01/05/2005 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Enacts “Home Equity Fraud Act.” • SPONSOR: Clark
North Carolina (05/10/2004-probably in July 2004)	S.B. 676 (carried over from 2003 session)	04/01/2003 introduced 04/02/2003 to SENATE Committee on COMMERCE 04/15/2003 reported favorably; rereferred to SENATE Committee on FINANCE 05/13/2003 substituted in committee; reported favorably 05/14/2003 passed second and third reading as substituted 05/19/2003 to HOUSE; to HOUSE Committee on FINANCIAL INSTITUTIONS; and if favorable, to HOUSE Committee on FINANCE 06/04/2003 reported favorably; rereferred to HOUSE Committee on FINANCE 07/10/2003 reported favorably by committee	<ul style="list-style-type: none"> • SYNOPSIS: Amends banking laws of North Carolina. • SPONSOR: Hoyle

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		substitute 07/15/2003 passed 2 nd reading 07/19/2003 rereferred to HOUSE Committee on RULES, CALENDAR AND OPERATIONS OF THE HOUSE; reported favorably as amended; amendments 1 and 2 adopted; passed 3 rd reading 07/20/2003 rereferred to SENATE Committee on FINANCE 06/02/2004 withdrawn from Committee 06/03/2004 Conference Committee appointed in Senate 06/09/2004 Conference Committee appointed in House 07/09/2004 Conference Committee report adopted 07/14/2004 to Governor 08/02/2004 signed by Governor; chaptered Session Law 2004-171; effective 10/01/04	
Ohio (01/06/2004-12/31/2004)	S.B. 205	03/09/2004 introduced; to Senate Committee on Finance 12/31/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Roberts
	<i>Summit County</i> 2004-386	06/28/2004 introduced 08/16/2004 adopted	<ul style="list-style-type: none"> • SYNOPSIS: Defines predatory lending; creates “Consumer Affairs Board” to enforce laws related to predatory lending practices • SPONSOR: Teodosio, Smith
	<i>Summit County</i> 2004-455	08/30/2004 introduced; adopted	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits unfair and deceptive consumer sales practices. • SPONSOR: Teodosio
	<i>Summit County</i> 2004-618	11/08/2004 introduced 11/22/2004 adopted 11/23/2004 effective	<ul style="list-style-type: none"> • SYNOPSIS: Amends Ordinance 2004-386; clarifies the definition of predatory lending. • SPONSOR: Teodosio

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Oklahoma (02/02/2004- 05/28/2004)	H.B. 1407 (carried over from 2003 session)	01/22/2003 prefiled 02/03/2003 introduced 02/04/2003 to HOUSE Committee on BANKING AND FINANCE 05/28/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Toure
	H.B. 1585 (carried over from 2003 session)	01/24/2003 prefiled 02/03/2003 introduced 02/04/2003 to HOUSE Committee on BANKING and FINANCE 02/20/2003 from HOUSE Committee on BANKING AND FINANCE: Do pass as substituted 03/12/2003 amended; third read; passed HOUSE (98-0) 03/13/2003 to SENATE; first read 03/17/2003 second read; to SENATE Committee on FINANCE 03/26/2003 reported do pass as amended 04/08/2003 passed SENATE (42-0); to HOUSE for concurrence 05/28/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Amends the Uniform Credit Code by providing for additional definitions, e.g. “subsection 10 mortgage” (provides for triggers) and “points and fees.” • SPONSOR: Nations
	H.B. 1503 (carried over from 2003 session)	02/03/2003 INTRODUCED. 02/04/2003 To HOUSE Committee on BANKING AND FINANCE. 02/20/2003 From HOUSE Committee on BANKING AND FINANCE: Do pass as substituted. 03/06/2003 Passed HOUSE. To SENATE. 03/17/2003 To SENATE Committee on	<ul style="list-style-type: none"> • SYNOPSIS: Relates to Mortgage Broker Licensure Act. • SPONSOR: Maddux

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		<p>FINANCE. 03/26/2003 From SENATE Committee on FINANCE: Do pass as amended. 04/02/2003 Amended on SENATE floor. 04/02/2003 Passed SENATE. To HOUSE for concurrence. 04/08/2003 HOUSE refused to concur in SENATE amendments. 04/08/2003 To CONFERENCE Committee. 05/19/2003 CONFERENCE Committee Report rejected by HOUSE. 05/19/2003 To Second CONFERENCE Committee. 05/19/2003 CONFERENCE Committee Report submitted. 05/21/2003 Report adopted. Passed HOUSE (80-1). 05/21/2003 reconsideration requested by Rep. Toure 05/23/2003 motion to reconsider tabled; to SENATE 04/12/2004 Second Conference Committee Report rejected; further conference requested 05/18/2004 Third Conference Committee Report rejected; further conference requested 05/20/2004 Fourth Conference Committee Report submitted 05/25/2004 Report adopted 05/26/2004 to Governor 06/03/2004 signed by Governor: effective July 1, 2004</p>	
	H.B. 2711	01/23/2004 prefiled	<ul style="list-style-type: none"> • SYNOPSIS: Modifies definition of subsection 10 mortgages.

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		02/02/2004 introduced; first read 02/03/2004 second read; to House Committee on Finance 05/28/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SPONSOR: Toure
Pennsylvania (01/06/2003 – 11/30/2004)	H.B. 948 (carried over from 2003 session)	03/21/2003 introduced; to HOUSE Committee on COMMERCE 11/30/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Regulates the amount of property insurance coverage required by certain lenders. • SPONSOR: Armstrong
	H.R. 2209 (carried over from 2003 session)	11/24/2003 introduced; to HOUSE Committee on COMMERCE 11/30/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Eliminates a mortgage prepayment penalty for all residential mortgages regardless of amount. • SPONSOR: Petrarca
	S.B. 1202	07/22/2004 introduced; to Senate Committee on Banking and Insurance 11/30/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Provides for licensee limitations, for legislative findings, for limitations on covered loan terms and practices and for civil liability. • SPONSOR: Orie
	S.B. 1204	07/22/2004 introduced; to Senate Committee on Banking and Insurance 11/30/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Provides for prohibited acts and practices with respect to residential mortgages; attorney fees; and foreclosure and other legal actions. • SPONSOR: Orie
South Carolina (1/13/2004-06/03/2004)	H.B. 3125 (carried over from 2003 session)	12/04/2002 prefiled 01/14/2003 introduced; to HOUSE Committee on LABOR, COMMERCE, and INDUSTRY 06/03/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the South Carolina High Cost and Consumer Home Loans Act; prohibits provisions in a high cost home loan agreement for acceleration, balloon payment, negative amortization, interest increase, advance payments from loan proceeds, additional fees in certain circumstances; prohibits flipping a loan, financing certain insurance premiums, and encouraging default of a previous loan. • SPONSOR: Stille, Cotty, Martin
	H.B. 3109 (carried over)	12/04/2002 prefiled 01/14/2003 introduced; to HOUSE	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits a lender from knowingly engaging in flipping a

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	from 2003 session)	Committee on LABOR, COMMERCE, and INDUSTRY 06/03/2004 died due to adjournment of legislative session	home loan; defines flipping and home loan; limits the imposition of charges for points and fees in connection with a loan made by a consumer lender and a mortgage loan broker; defines points and fees and total loan amount; adds sections to prohibit the financing of certain insurance premiums or debt cancellation or suspension payments. <ul style="list-style-type: none"> • SPONSOR: Kirsh, Bailey, Sheheen, Coleman
	H.B. 3428 (carried over from 2003 session)	01/28/2003 introduced; first read; referred to HOUSE Committee on LABOR, COMMERCE, and INDUSTRY 06/03/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Cotty
	H.B. 3616 (carried over from 2003 session)	02/13/2003 introduced; first read 02/13/2003 to HOUSE Committee on LABOR, COMMERCE and INDUSTRY 03/05/2003 reported favorably with amendments 03/06/2003 request for debate 04/02/2003 recommitted to HOUSE Committee on LABOR, COMMERCE and INDUSTRY 06/03/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the High Cost and Consumer Home Loans Act. • SPONSOR: Cato
Tennessee (01/13/2004-April or May 2004)	H.B. 21 (companion to S.B. 203) (carried over from 2003 session)	01/14/2003 introduced; passed first consideration 01/15/2003 passed second consideration; pending appointment of standing committees 01/17/2003 to HOUSE Committee on COMMERCE 03/10/2003 to Subcommittee on UTILITIES and BANKING 03/19/2003 placed on Subcommittee calendar	<ul style="list-style-type: none"> • SYNOPSIS: Regulates high cost dwelling loans. • SPONSOR: Harper

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		03/25/2003 taken off calendar 05/21/2004 died due to adjournment of legislature	
	S.B. 203 (companion to H.B. 21) (carried over from 2003 session)	02/06/2003 introduced; passed first consideration 02/10/2003 passed second consideration; to SENATE Committee on COMMERCE, LABOR, and AGRICULTURE 02/24/2003 to subcommittee 05/21/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Regulates high cost dwelling loans. • SPONSOR: Dixon
	H.B. 1076 (companion bill to S.B. 743) (carried over from 2003 session)	02/19/2003 introduced; passed first consideration 02/20/2003 passed second consideration; held on desk – pending amendment 05/21/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits residential real estate closings at residences except under certain conditions and prohibits licensed mortgage loan brokers from recommending to borrower that loan be defaulted to refinance, if refinancing is of no benefit to borrowers. • SPONSOR: Sargent
	S.B. 743 (companion bill to H.B. 1076) (carried over from 2003 session)	02/12/2003 introduced; passed first consideration 02/13/2003 passed second consideration; to SENATE Committee on COMMERCE, LABOR, and AGRICULTURE 03/07/2003 assigned to subcommittee 05/21/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits residential real estate closings at residences except under certain conditions and prohibits licensed mortgage loan brokers from recommending to borrower that loan be defaulted to refinance, if refinancing is of no benefit to borrowers. • SPONSOR: Crutchfield
	H.B. 1720 (companion bill to S.B. 1799) (carried over from 2003 session)	02/26/2003 introduced; passed first consideration 02/27/2003 passed second consideration; to HOUSE Committee on COMMERCE 03/10/2003 to Subcommittee on UTILITIES and BANKING 04/09/2003 placed on calendar for 04/15/03	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Fair Lending Act. • SPONSOR: Curtiss

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		<p>04/15/2003 placed on calendar for 04/22/03 04/22/2003 placed on calendar for 04/29/03 04/29/2003 recommended for passage 04/30/2003 placed on calendar of Commerce Committee for 05/06/03 05/07/2003 action deferred to 05/13/03 05/13/2003 taken off calendar 05/21/2004 died due to adjournment of legislature</p>	
	<p>S.B. 1799 (companion bill to H.B. 1720) (carried over from 2003 session)</p>	<p>02/24/2003 introduced; passed first consideration 02/26/2003 passed second consideration; to SENATE Committee on COMMERCE, LABOR and AGRICULTURE 03/07/2003 to subcommittee 04/09/2003 placed on calendar for 04/15/03 04/15/2003 placed on calendar for 04/22/03 04/22/2003 placed on calendar for 04/29/03 04/29/2003 action deferred 05/06/2003 placed on calendar for 05/13/03 05/13/2003 to Gen. Subcommittee 05/21/2004 died due to adjournment of legislature</p>	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Fair Lending Act. • SPONSOR: Clabough
	<p>H.B. 1757 (companion bill to S.B. 1853) (carried over from 2003 session)</p>	<p>02/26/2003 introduced; passed first consideration 02/27/2003 passed second consideration, held of desk pending amendment 04/16/2003 to Committee on JUDICIARY; to Subcommittee on CIVIL PROCEDURE and PRACTICE; placed on calendar for 04/23/03 04/23/2003 placed on calendar for 04/30/03 04/30/2003 recommended for passage if</p>	<ul style="list-style-type: none"> • SYNOPSIS: Relates to certain lending practices. • SPONSOR: Maddox

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		amended; placed on calendar of Judiciary Committee for 05/07/03 05/07/2003 action deferred in Judiciary Committee to 1 st calendar of 2004 01/14/2004 put on Judiciary Committee calendar for 01/21/2004 01/21/2004 deferred to 02/25/2004 02/25/2004 taken of notice 05/21/2004 died due to adjournment of legislature	
	S.B. 1853 (companion bill to H.B. 1757) (carried over from 2003 session)	02/24/2003 introduced; passed first consideration 02/26/2003 passed second consideration; to SENATE Committee on COMMERCE, LABOR, and AGRICULTURE 03/07/2003 to subcommittee 04/09/2003 placed on calendar for 04/15/03 04/15/2003 placed on calendar for 04/22/03 04/22/2003 placed on calendar for 04/29/03 04/29/2003 action deferred 05/06/2003 placed on calendar for 05/13/03 05/13/2003 action deferred in Committee to 1 st calendar of 2004 05/21/2004 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Relates to certain lending practices. • SPONSOR: Herron
Utah (01/19/2004-03/04/2004)	H.B. 160	03/22/2004 signed by Governor; Session Law Chapter 252 of 2004; effective date: 03/05/04	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Harper
Vermont (01/06/2004-	S.B. 83 (carried over from 2003	02/11/2003 introduced; to SENATE Committee on FINANCE	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Bloomer

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05/20/2004)	session)	05/20/2004 died due to adjournment of legislative session	
Washington (01/12/2004-03/11/2004)	S.B. 5671 (carried over from 2003 session)	02/05/2003 introduced; to SENATE Committee on FINANCIAL SERVICES, INSURANCE and HOUSING 02/27/2003 Committee Substitute passed; to Committee on RULES for second reading 06/04/2003 (1 st Special Session) by resolution reintroduced and retained in present status 06/11/2003 (2 nd Special Session) by resolution reintroduced and retained in present status 03/11/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Regulates mortgage lending practices. • SPONSOR: Keiser
	S.B. 5672 (carried over from 2003 session)	02/05/2003 introduced; to SENATE Committee on FINANCIAL SERVICES, INSURANCE and HOUSING 02/27/2003 passed in Committee 03/03/2003 to SENATE Committee on RULES for second reading 06/04/2003 (1 st Special Session) by resolution reintroduced and retained in present status 06/11/2003 (2 nd Special Session) by resolution reintroduced and retained in present status 03/11/2004 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Requires disclosure of certain information about residential mortgage loans. • SPONSOR: Keiser
West Virginia (01/14/2004-03/13/2004)	Proposed Rule 106CSR5	06/30/2003 public comments accepted until 4:30 p.m. 04/01/2004 filing date; effective 07/01/04	<ul style="list-style-type: none"> • SYNOPSIS: provides specific guidance as to what records, including advertising, which must be kept by various licensees and the length of time and acceptable format for such record keeping. It also seeks to clarify existing protections for consumers in the enabling legislation by: 1.) requiring documentation for the reason a non-local appraiser is used;

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			<p>2.) preventing improper coercion of appraisers; 3.) requiring written documentation of ability to repay loans where the resulting debt to income ratio will exceed fifty percent (50%); and 4.) requiring notice to the borrower of any counteroffer that changes the terms or fees of a loan in response to an application from a borrower.</p> <ul style="list-style-type: none"> • SPONSOR: WV Division of Banking
Wisconsin (01/06/2004- 01/05/2005)	A.B. 792	04/15/2004 signed by Governor; Act. No. 257 of 2004; effective 02/01/05	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Montgomery, Schultz.
	Rule Ch. DFI – Bkg-46	08/14/2004 rule proposed 08/25/2004 deadline for comments 08/26/2004 hearing held 09/15/2004 submitted to legislature November 2004 adopted; effective 02/01/05	<ul style="list-style-type: none"> • SYNOPSIS: Provides definitions and guidelines regarding Act. No. 257 of 2004. • SPONSOR: WI Department of Financial Institutions, Division of Banking.

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