

2005 Detailed Status Summary Chart of State and Local Predatory Lending Legislation (As of 01-06-06)

STATE (dates of leg. session)	BILL NUMBER	STATUS	COMMENTS
Arizona (01/10/2005-04/23/2005)	H.B.2618	02/04/2005 introduced 02/07/2005 first read; to Committee on Financial Institution and Insurance; Government Reform and Government Finance Accountability; and Rules 02/08/2005 second read 04/08/2005 died due to failure to meet various deadlines	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: McCune-Davis
	H.B.2702	02/08/2005 introduced 02/09/2005 first read; to Committee on Financial Institution and Insurance; Commerce; and Rules 02/10/2005 second read 04/08/2005 died due to failure to meet various deadlines	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending. • SPONSOR: Lopez, McCune-Davis, Prezelski
Arkansas (01/10/2005-03/12/2005 – usually extended)	H.B. 1008	01/10/2005 introduced; first read; second read; to Committee on Insurance and Commerce 01/24/2005 amended; engrossed 03/10/2005 passed House; to Senate; first read; second read; to Committee on Insurance and Commerce 04/05/2005 returned by Committee with recommendation that it do pass 04/11/2005 passed Senate 04/15/2005 signed by Governor; Act No.	<ul style="list-style-type: none"> • SYNOPSIS: Adds reverse mortgages to the definition of HCL. • SPONSOR: Hutchinson

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		2166; effective 01/01/06	
California (12/06/2004- 09/09/2005)	S.B. 790	02/22/2005 introduced 03/10/2005 to Committee on Rules 04/07/2005 from Committee on Rules with author's amendments 04/07/2005 read second time and amended; rereferred to Committee on Rules 04/14/2005 rereferred to Committee on Banking, Finance and Insurance 04/27/2005 hearing scheduled in the Committee; failed passage in Committee; reconsideration granted 09/09/2005 died due to adjournment of legislation (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Revises the state predatory lending law (prohibits PP after 12 months, amends covered loans definition by striking \$250,000 limit and replacing it with Fannie/Freddie limit, amends P&F definition by explicitly including YSPs, etc.). • SPONSOR: Speier
	A.B. 901	02/18/2005 introduced 04/11/2005 to Committee on Banking and Finance 04/11/2005 From Committee with author's amendments. 04/11/2005 second read and amended; rereferred to Committee on Banking and Finance 04/21/2005 second read and amended; rereferred to Committee on Banking and Finance 05/03/2005 from Committee: Do Pass as Amended; rereferred to Committee on Appropriations 05/04/2005 second read and amended 05/05/2005 rereferred to Committee on Appropriations	<ul style="list-style-type: none"> • SYNOPSIS: Amends existing law that imposes restrictions on certain consumer loans defined as covered loans, including prohibiting a covered loan from including a prepayment fee or penalty after the first 36 months after the date of the loan and requiring a specified disclosure to a consumer before a covered loan is made. Redefines covered loan to mean a consumer loan in which the original principal balance of the loan does not exceed \$ 359,650. Redefines the terms points and fees to include yield spread premiums. • SPONSOR: Ridley-Thomas

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		<p>05/26/2005 passed Assembly; to Senate; first read 06/02/2005 to Committee on Banking, Finance, and Insurance 06/30/2005 From committee: Amend, do pass as amended, and re-refer to Committee on Appropriation 07/01/2005 Read second time, amended, and re-referred to Com. on APPR 08/15/2005 From committee chair, with author's amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on APPR 08/22/2005 From committee: Be placed on second reading file pursuant to Senate Rule 28.8 and be amended 08/29/2005 Read third time, passed, and to Assembly 08/31/2005 Senate amendments concurred in. To enrollment. 09/07/2005 enrolled and sent to Governor 10/05/2005 signed by Governor; Chapter 531 of 2005; effective 01/01/06</p>	
<p>Connecticut (01/05/2005-06/08/2005)</p>	<p>S.B. 618</p>	<p>01/21/2005 introduced; to Committee on Banks 02/01/2005 vote to draft 02/10/2005 drafted by Committee 02/14/2005 to Committee on Banks 02/22/2005 hearing scheduled 03/17/2005 died due to failure to meet committee deadline</p>	<ul style="list-style-type: none"> • SYNOPSIS: Requires that the Connecticut Abusive Home Loan Lending Practices Act apply to reverse mortgages. • SPONSOR: McDonald

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	H.B. 6240	01/25/2005 introduced; to Committee on Banks 03/17/2005 died due to failure to meet committee deadline	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices. • SPONSOR: Reinoso
	S.B. 1217	03/02/2005 introduced; to Committee on Banks 03/08/2005 public hearing scheduled 03/17/2005 died due to failure to meet committee deadline	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices. • SPONSOR: Joint Committee on Banks
Florida (03/08/2005- 05/06/2005)	S.B. 2446	03/08/2005 filed in Senate 03/23/2005 introduced, to Committee on Banking and Insurance; Criminal Justice; Justice Appropriations 04/20/2005 on Banking and Insurance Committee agenda for 4/25/05 04/25/2005 Committee Substitute passed in Committee 04/26/2005 to Committee on Criminal Justice 05/06/2005 died in the Committee	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits discrimination in mortgage lending. • SPONSOR: Siplin
	S.B. 558 (prefiled for 2006 session) – identical to S.B. 2446	11/03/2005 prefiled 12/14/2005 To SENATE Committee on BANKING AND INSURANCE. 12/14/2005 To SENATE Committee on CRIMINAL JUSTICE. 12/14/2005 To SENATE Committee on JUDICIARY <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits discrimination in mortgage lending. • SPONSOR: Siplin
Georgia (01/10/2005- 03/31/2005)	S.B. 100	02/16/2005 substituted 02/22/2005 passed Senate; to House 02/23/2005 first read	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the “Residential Mortgage Fraud Act.” • SPONSOR: Haurick

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		02/24/2005 second read 03/02/2005 favorably reported by Committee on Banks and Banking 03/15/2005 passed House as amended 03/17/2005 Senate agrees with House amendment 04/07/2005 to Governor 05/05/2005 signed by Governor; effective immediately	
	H.B. 498	02/16/2005 introduced; first read; to Committee on Banks and Banking 02/17/2005 second read 03/31.2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Relates to licensing and registration of mortgage brokers. • SPONSOR: Fludd
	H.B. 808	03/12/2005 introduced; first read; to Committee on Banks and Banking 03/14/2005 second read 03/31.2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Predatory Lending Prevention Act. • SPONSOR: Mangham
Hawaii (01/19/2005-05/05/2005)	H.B. 637 (companion bill to S.B. 746)	01/24/2005 introduced 01/25/2005 first read 01/26/2005 to Committee on Consumer Protection and Commerce; Finance 05/05/2005 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Relates to prepayment penalties on consumer loans. • SPONSOR: Say
	S.B. 746 (companion bill to H.B. 637)	01/24/2005 introduced 01/26/2005 first read 01/31/2005 to Commerce, Consumer Protection, and Housing; Ways and Means 02/08/2005 public hearing held; recommended that measure be passed with	<ul style="list-style-type: none"> • SYNOPSIS: Relates to prepayment penalties on consumer loans. • SPONSOR: Bunda

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		amendment 02/11/2005 recommended that measure be passed on second reading as amended; reported to Committee on Ways and Means 05/05/2005 died due to adjournment of legislative session	
	S.R. 54	03/16/2005 introduced 03/22/2005 to Committee on Commerce, Consumer Protection, and Housing 03/30/2005 hearing; measure recommended to be held 05/05/2005 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Requests a study of lending practices and laws. • SPONSOR: Menor
	S.C.R. 102	03/16/2005 introduced 03/22/2005 to Committee on Commerce, Consumer Protection, and Housing 03/30/2005 hearing; measure recommended to be held 05/05/2005 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Requests a study of lending practices and laws. • SPONSOR: Menor
Illinois (01/12/2005-01/11/2006)	S.B. 278	02/03/2005 introduced; to Committee on Rules 02/23/2005 Committee amendment filed; to Committee on Rules 02/24/2005 postponed 03/08/2005 Committee amendment referred to Committee on Financial Institutions 03/10/2005 postponed 03/17/2005 Do Pass (Fin Inst.); Placed on Calendar Order of 2nd Reading 03/18/2005 Committee amendment rereferred	<ul style="list-style-type: none"> • SYNOPSIS: Amends P&F definition. • SPONSOR: Haine

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		to Committee on Rules 04/11/2005 Senate floor amendment referred to Committee on Rules 04/13/2005 second read 04/15/2005 third reading deadline extended to 05/31/05 05/31/2005 third reading deadline extended to 12/31/05 07/01/2005 to Committee on Rules (see 2006 chart for updates)	
	H.B. 4050	05/31/2005 passed both Houses 06/08/2005 sent to Governor 07/21/2005 signed by Governor; Public Act 94-280; effective 01/01/06; zips must be selected within 30 days	<ul style="list-style-type: none"> • SYNOPSIS: Establishes a predatory lending database pilot program within certain zip code areas. Requires the Department of Financial and Professional Regulation to maintain and administer a predatory lending database based on information submitted by any broker, originator, credit counselor, and title insurance company or closing agent involved in a mortgage transaction on residential real property within the pilot program area. • SPONSOR: Madigan
	H.B. 4050 Regs	10/14/2005 proposed regulations issued 12/05/2005 comments due 12/21/2005 second notice issued 12/28/2005 emergency rule issued postponing the effective date of the Pilot Program created by Public Act 94-280 until the inception date (to be issued by Secretary of Financial and Professional Regulation) (see 2006 chart for updates)	<ul style="list-style-type: none"> • SYNOPSIS: Implementing H.B. 4050. • SPONSOR: Department of Financial and Professional Regulation.
Indiana (11/16/2004- 04/29/2005)	H.B. 1480	01/18/2005 introduced; first read; to Committee on Financial Institutions 04/29/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Amends IN predatory lending law; allows a borrower to prepay part or all of the unpaid balance of a home loan without a prepayment penalty or other fee. • SPONSOR: Adams

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	H.B. 1021	02/03/2005 signed by Governor; Public Law 3; effective 01/01/2005	<ul style="list-style-type: none"> • SYNOPSIS: Clarifies that only violations of TILA trigger rescission right. • SPONSOR:
	H.B.1179	02/01/2005 passed House; to Senate 02/14/2005 First reading: referred to Committee on Insurance and Financial Institutions 04/05/2005 Committee report: amend do pass, adopted 04/08/2005 Second reading: amended, ordered engrossed 04/08/2005 Amendment 2 (Clark), prevailed 04/11/2005 third read; passed Senate; returned to House with amendments 04/18/2005 House concurred in Senate amendments 04/26/2005 signed by Speaker of the House 05/04/2005 signed by Governor; Public Law 141; Section 19 effective 05/04/2005, Section 27 effective 05/04/2005, Section 28 effective 07/01/2005, Section 29 effective 05/04/2005, Sections 1 through 3 effective 05/04/2005, Sections 4 through 18 effective 07/01/2005, Sections 20 through 26 effective 07/01/2005	<ul style="list-style-type: none"> • SYNOPSIS: Provides that a person who purchases or is assigned a high cost home loan is not subject to certain claims and defenses. • SPONSOR: Burton
Iowa (01/10/2005- 04/30/2005)	H.B. 422	02/23/2005 introduced; to Committee on Commerce, Regulations, and Labor 04/11/2005 died due to failure to meet committee deadline (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Iowa High-Cost Mortgage Act. • SPONSOR: VanEngelenhoven
	S.F. 277	03/07/2005 introduced; to Committee on State Government 04/11/2005 died due to failure to meet	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Iowa Home Loan Protection Act. • SPONSOR: Bolkcom

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		committee deadline (will be carried over)	
Kentucky (01/04/2005-03/21/2005)	H.B. 280	02/15/2005 engrossed; to Senate 02/22/2005 to Committee on Banking and Insurance 02/25/2005 favorably reported; first read; substituted 02/28/2005 second read; to Rules 03/02/2005 floor amendments filed 03/08/2005 recommitted to Banking and Insurance 03/21/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Exempts state-chartered banks from PL law. • SPONSOR: Bruce
	B.R. 885 (prefiled for next legislative session)	12/12/2005 prefiled (see 2006 chart for updates)	<ul style="list-style-type: none"> • SYNOPSIS: Amend KRS 360.100 to prohibit a lender from making a high-cost home loan which allows the borrower to make payments, for at least part of the loan, that are applied only to interest and not to principal. • SPONSOR: Jenkins
Maryland (01/12/2005-04/11/2005)	Montgomery County Bill 36-04	10/26/2004 introduced 12/14/2004 public hearing 01/20/2005 working session 02/14/2005 working session rescheduled 03/07/2005 working session 04/04/2005 working session 07/07/2005 working session scheduled; text amended 11/29/2005 enacted by County Council; to County Executive Signed by County Executive; effective March 6, 2006	<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

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Massachusetts (01/05/2005-01/06/2006)	209 CMR 32.00 <i>(applicable to state-chartered banks, licensed lenders and other lenders) becomes effective</i>	02/27/2005 introduced 03/09/2005 hearing held 08/26/2005 209 CMR 32.00 becomes effective	<ul style="list-style-type: none"> • SYNOPSIS: Amends current high-cost loan regulations. • SPONSOR: MA Division of Banks
	209 CMR 40.00 <i>(applicable to federally-charted banks)</i>	02/27/2005 introduced 03/09/2005 hearing held 08/12/2005 amended 11/04/2005 209 CMR 40.00 becomes effective	<ul style="list-style-type: none"> • SYNOPSIS: Amends current high-cost loan regulations. • SPONSOR: MA Division of Banks
Michigan (01/12/2005-12/01/2005)	H.B. 4343	02/17/2005 introduced; to Committee on Banking and Financial Services <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Establishes the Consumer Mortgage Protection Act. • SPONSOR: Hunter
New Jersey (01/11/2005-01/09/2006)	A.B. 3617	1/10/2005 Introduced; to Assembly Financial Institutions and Insurance Committee 3/1/2005 Reported out of Assembly Comm. with Amendments, 2nd Reading 05/16/2005 Amendment passed (payoff required within 5 days) 01/09/2006 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Requires creditor to provide mortgage payoff balance to borrower within three business days after request. • SPONSOR: Diegnan
	N.J.A.C. 3:5	09/06/2005 proposed rule 11/05/2005 comments due <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Implements the New Jersey Home Ownership Security of 2002. • SPONSOR: NJ Department of Banking and Insurance/Division of Banking
New Mexico (01/18/2005-	H.B. 372 (companion to	01/25/2005 introduced; to Committee on Business and Industry; Judiciary	<ul style="list-style-type: none"> • SYNOPSIS: Establishes the Consumer Loan Act.

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03/19/2005)	S.B. 200)	03/19/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SPONSOR: Stewart
	S.B. 200 (companion to H.B. 372)	01/20/2005 introduced; to Committee on Corporations and Transportation; Judiciary 03/19/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Establishes the Consumer Loan Act. • SPONSOR: Sanchez B
	S.B. 694	02/04/2005 introduced; to Committee on Corporations and Transportation; Judiciary 02/26/2005 from Committee on Corporations and Transportation: Do Pass 03/19/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Limits flipping prohibition to HLC only (not all HL). • SPONSOR: Griego
	H.B. 994	02/15/2005 introduced; to Committee on Business and Industry; Judiciary 03/07/2005 from Committee on Business and Industry: Do Pass 03/19/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Amends the Home Loan Protection Act. • SPONSOR: Cervantez
			<ul style="list-style-type: none"> •
New York (01/05/2005-01/06/2006)	A.B. 1667	01/21/2005 introduced; to Committee on Banks <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Home Equity Fraud Act. • SPONSOR: Clark
	A.B. 3762	02/04/2005 introduced; to Committee on Banks 04/12/2005 reported 04/14/2005 advanced to third reading <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Provides for initial disclosure in the loan certificate of periodic changes in the annual percentage rate of residential mortgage loan at intervals determined by banking dept. • SPONSOR: Lafayette
	A.B. 7667	04/26/2005 introduced; to Committee on Banks 05/17/2005 to Committee on Codes 06/14/2005 amend and recommit to Codes 06/16/2005 referred to Committee on Ways	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the home equity theft prevention act; to insure, foster and encourage fair dealing in the sale and purchase of homes in foreclosure or default; to prohibit representations that tend to mislead; to prohibit or restrict unfair contract terms; requires various forms of notice to homeowners; requires licensing of repeat equity purchasers.

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		and Means 06/20/2005 to Committee on Rules 06/21/2005 passed Assembly; to Senate Committee on Rules <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SPONSOR: Nolan
<i>New York City</i>	Introduction 307-A	07/11/2005 signed by Mayor; effective 90 days after (9/10/05)	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits payment from the proceeds of a home improvement loan to a contractor except by an instrument payable solely to the borrower or at the election of the borrower, through a third party escrow agent. • SPONSOR: multiple
North Carolina (01/26/2005- 08/02/2005)	H.B. 725	03/16/2005 introduced 03/17/2005 to Committee on Judiciary 05/31/2005 Committee Substitute reported favorably 06/01/2005 passed 2nd reading 06/02/2005 passed 3rd reading 06/06/2005 to Senate; to Senate Committee on Judiciary 08/02/2005 died due to adjournment of legislation (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Regulates the practice of real estate resale dealers. • SPONSOR: Ross, Howard, Goforth
Ohio (01/03/2005- 12/31/2005)	S.B. 162	07/28/2005 introduced; to Committee on Financial Institutions 10/04/2005 informational hearing held in committee 10/25/2005 testimonies heard from OH Legislative Services Commission and OH AG on predatory lending; OH Dept. of Commerce to testify next week <i>(see 2006 chart for updates)</i>	<ul style="list-style-type: none"> • SYNOPSIS: Amends the current Ohio predatory lending law (coverage, triggers, penalties, prohibited practices on all mortgages); and Expands the Consumer Sales Practices Act to cover dealers in intangibles (includes brokers and certain lenders). • SPONSOR: Roberts

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	S.B. 185	09/28/2005 introduced; to Committee on Financial Institutions 10/04/2005 informational hearing held in committee 10/25/2005 testimonies heard from OH Legislative Services Commission and OH AG on predatory lending; OH Dept. of Commerce to testify next week (see 2006 chart for updates)	<ul style="list-style-type: none"> • SYNOPSIS: Expands the Consumer Sales Practices Act to cover transactions between two businesses and dealers in intangibles (includes brokers and certain lenders). • SPONSOR: Padgett
	S.B. 199	10/13/2005 introduced 10/25/2005 testimonies heard from OH Legislative Services Commission and OH AG on predatory lending; OH Dept. of Commerce to testify next week (see 2006 chart for updates)	<ul style="list-style-type: none"> • SYNOPSIS: Expands the Consumer Sales Practices Act to cover transactions between customers and dealers in intangibles (includes brokers and certain lenders) and removes the public record exception on investigations and exam information for Brokers' Licenses. • SPONSOR: Dann
Oklahoma (02/07/2005-05/27/2005)	H.B. 1905	01/21/2005 prefiled 02/07/2005 introduced; first read 02/08/2005 second read; to Committee on Banking and Finance 05/27/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Modifies the definition of “subsection 10 mortgage” by decreasing the P&F trigger from 8% of TLA to 6% of TLA. • SPONSOR: Toure
Oregon (01/10/2005-08/12/2005)	H.B. 2635	02/22/2005 introduced; first read 02/24/2005 to Committee on State and Federal Affairs with subsequent referral to Committee on Judiciary 08/05/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits certain practices in connection with HCL. • SPONSOR: Tomei
Pennsylvania (01/04/2005-	H.B. 967	03/15/2005 introduced	<ul style="list-style-type: none"> • SYNOPSIS: Adds a new chapter “Home Ownership Protection” which prohibits predatory lending.

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01/02/2006)			<ul style="list-style-type: none"> • SPONSOR: Preston
	H.R. 1470	04/27/2005 introduced	<ul style="list-style-type: none"> • SYNOPSIS: Requires the Housing Finance Agency to conduct a comprehensive study every two years to identify problems related to unfair lending practices on home loans and offer specific recommendations to the General Assembly and the Department of Banking. • SPONSOR: Thomas
	H.R. 1471	04/27/2005 introduced	<ul style="list-style-type: none"> • SYNOPSIS: The bill would establish a maximum interest rate, a legal rate of interest and provide protections for borrowers including a notification of intent to foreclose and a right to redress defaults on residential mortgages. • SPONSOR: Thomas
	H.B. 1844	07/02/2005 introduced; to House Committee on Commerce	<ul style="list-style-type: none"> • SYNOPSIS: Amending the act of December 9, 2002 (P.L.1530, No.197), known as the Mortgage Satisfaction Act, further defining "payoff statement"; and providing for residential mortgage payoff statements. • SPONSOR: Grell
Tennessee (01/11/2005- 05/28/2005)	S.B. 1786 (companion to H.B. 1713)	02/03/2005 introduced; first read 02/07/2005 second read; to Committee on Commerce, Labor, and Agriculture 03/23/2005 assigned to Gen. Sub. Of CLA 05/30/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits from lenders foreclosing on high cost loans by other means than judicial orders. • SPONSOR: Herron
	H.B. 1713 (companion to S.B. 1786)	02/16/2005 introduced; first read 02/17/2005 second read; to Committee on Judiciary 03/01/2005 to Subcommittee on Civil Practice and Procedure 03/30/2005 placed on calendar for 04/05/05 04/05/2005 taken off notice	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits from lenders foreclosing on high cost loans by other means than judicial orders. • SPONSOR: Fitzhugh

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		05/30/2005 died due to adjournment of legislature (will be carried over)	
	S.B. 1787 (companion to H.B. 1714)	02/03/2005 introduced; first read 02/07/2005 second read; to Committee on Commerce, Labor, and Agriculture 03/23/2005 assigned to Gen. Sub. Of CLA 05/30/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Tennessee Homeowners' Protection Act of 2005. • SPONSOR: Herron
	H.B. 1714 (companion to S.B. 1787)	02/16/2005 introduced 05/30/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Tennessee Homeowners' Protection Act of 2005. • SPONSOR: Fitzhugh
	S.B. 2197 (companion to H.B. 1715)	02/17/2005 introduced; first read 02/23/2005 second read; to Committee on Commerce, Labor, and Agriculture 05/30/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Requires mortgage lenders to take certain actions when offering mortgage loans and refinancing existing mortgage loans. • SPONSOR: Chism
	H.B. 1715 (companion to S.B. 2197)	02/15/2005 introduced 02/16/2005 first read 02/17/2005 second read; to Committee on Commerce 04/13/2005 assigned to Subcommittee on Utilities and Banking; placed on calendar for 4/20/05 04/20/2005 taken off calendar 05/30/2005 died due to adjournment of legislature (will be carried over)	<ul style="list-style-type: none"> • SYNOPSIS: Requires mortgage lenders to take certain actions when offering mortgage loans and refinancing existing mortgage loans. • SPONSOR: Tuner
Texas (01/11/2005-05/30/2005)	S.B. 290	01/27/2005 introduced 02/07/2005 first read; to Committee on Business and Commerce 05/30/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Relates to disclosures in home loans. • SPONSOR: West

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	S.B. 617	02/21/2005 introduced 03/21/2005 first read; to Committee on Business and Commerce 04/21/2005 hearing; left pending in Committee 05/30/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Relates to certain lending practices in connection with home loans. • SPONSOR: Shapleigh
	S.B. 618	02/21/2005 introduced 03/21/2005 first read; to Committee on Business and Commerce 04/21/2005 hearing; left pending in Committee 05/30/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Relates to disclosures in connection with home loans. • SPONSOR: Shapleigh
	H.B. 1582	02/24/2005 introduced 02/28/2005 to Committee on Financial Institutions 03/14/2005 hearing scheduled 03/21/2005 hearing rescheduled; committee substitute considered; left in committee 04/18/2005 considered in public hearing; committee substitute considered; reported as substituted 05/09/2005 placed on General State Calendar 05/10/2005 passed HOUSE; to SENATE 05/13/2005 first read; to Committee on Intergovernmental Relations 05/27/2005 passed Senate 05/31/2005 to Governor 06/18/2005 signed by Governor; effective immediately	<ul style="list-style-type: none"> • SYNOPSIS: Ask for a study of subprime mortgage practices in certain counties. • SPONSOR: Chavez
	H.B. 1387	02/21/2005 introduced	<ul style="list-style-type: none"> • SYNOPSIS: Requires no refinancing of home loan without tangible net

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		02/24/2005 to Committee on Financial Institutions 04/18/2005 considered in public hearing; committee substitute considered; left pending in committee 05/30/2005 died due to adjournment of legislature	benefit.. <ul style="list-style-type: none"> • SPONSOR: Thompson
	H.B. 1547	02/23/2005 introduced 02/28/2005 first read; to Committee on Financial Institutions 03/14/2005 hearing scheduled 03/21/2005 hearing rescheduled; committee substitute considered; left in committee 04/11/2005 hearing; committee substitute considered; left in committee 04/18/2005 considered in public hearing; committee substitute considered; reported as substituted 05/09/2005 placed on General State Calendar 05/10/2005 passed HOUSE; to SENATE 05/13/2005 first read; to Committee on Business and Commerce 05/25/2005 passed Senate 06/02/2005 to Governor 06/18/2005 signed by Governor; effective 09/01/05	<ul style="list-style-type: none"> • SYNOPSIS: Requires all loan documents be in plain English or the language of negotiation. • SPONSOR: Pickett
	H.B. 955	02/09/2005 introduced; to Committee on Financial Institutions 04/11/2005 hearing; left in committee 04/18/2005 considered in public hearing; committee substitute considered; reported as substituted	<ul style="list-style-type: none"> • SYNOPSIS: Relates to interest rate, usury, consumer protections, commercial and consumer lending, licensing of mortgage brokers, etc. • SPONSOR: Herrero

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		05/09/2005 placed on General State Calendar 05/10/2005 passed HOUSE; to SENATE 05/13/2005 first read; to Committee on Business and Commerce 05/25/2005 passed Senate 06/02/2005 to Governor 06/18/2005 signed by Governor; multiple effective dates	
	H.B. 1853	03/02/2005 introduced 03/14/2005 first read; to Committee on Defense Affairs and State-Fed Relations 04/14/2005 hearing; committee substitute considered; left in committee 04/26/2005 substitute considered; substitute favorably reported 05/02/2005 Committee report sent to Calendars 05/30/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Permits certain active members of the military to defer debt collection or abate a suit to collect debt. • SPONSOR: Solomons
Utah (01/17/2005- 03/02/2005)	H.B. 192	01/17/2005 introduced 03/02/2005 died due to adjournment of legislature	<ul style="list-style-type: none"> • SYNOPSIS: Amends the Utah High Cost Home Loan Act; refi within 1 year, call provision, increased interest rate upon default, repayment ability, home improvement contracts, disclosures. • SPONSOR: Harper
	S.B. 157	01/27/2005 introduced 02/16/2005 passed Senate; to House; first read 02/18/2005 Committee – favorable recommendation 02/21/2005 second read 03/02/2005 third read; passed House; enrolled 03/16/2005 signed by Governor; Session Chapter 162; effective 03/16/05	<ul style="list-style-type: none"> • SYNOPSIS: Addresses prepayment penalties. • SPONSOR: Knudson

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<p>Virginia (01/12/2005-02/26/2005)</p>	<p>Regs BFI-2005-00012</p>	<p>02/16/2005 proposed regulation issued 04/15/2005 comments deadline 06/17/2005 the Bureau of Financial Institutions filed their response to industry comments 07/12/2005 order allowing any party that previously submitted comments to file a reply to the Response of the Bureau on or before August 26, 2005 (see 2006 chart for updates)</p>	<ul style="list-style-type: none"> • SYNOPSIS: Related to prohibited practices of mortgage brokers. • SPONSOR: VA State Corporation Commission
<p>Wisconsin (01/03/2005-12/31/2005)</p>	<p>A.B. 456 (companion to S.B. 230)</p>	<p>06/01/2005 introduced; to Assembly Committee on Financial Institutions 06/09/2005 hearing held 10/11/2005 substitute amendment offered 10/31/2005 reported as substituted from Committee on Financial Institutions to Committee on Rules 11/01/2005 placed on calendar for 11/09/05 11/09/2005 Read a second time, Assembly substitute amendment 1 adopted, Ordered to a third reading, Rules suspended, Read a third time and passed; to Senate 11/11/2005 Read first time and referred to Senate Committee on Housing and Financial Institutions 11/29/2005 Public hearing held 11/30/2005 Executive action taken 12/01/2005 Report concurrence recommended by committee on Housing and Financial Institutions, Available for scheduling</p>	<ul style="list-style-type: none"> • SYNOPSIS: Related to prepayment penalties on variable rate loans. • SPONSOR: Hundertmark

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		(see 2006 chart for updates)	
	S.B. 230 (companion to A.B. 456)	06/03/2005 introduced; to Committee on Housing and Financial Institutions 11/28/2005 Senate substitute amendment 1 offered by Senator Stepp 11/29/2005 Public hearing held 11/30/2005 Executive action taken 12/01/2005 Report adoption of Senate Substitute Amendment 1 recommended by committee on Housing and Financial Institutions 12/01/2005 Report passage as amended recommended by committee on Housing and Financial Institutions, Available for scheduling. (see 2006 chart for updates)	<ul style="list-style-type: none"> • SYNOPSIS: Related to prepayment penalties on variable rate loans. • SPONSOR: Stepp
			•
Wyoming (01/11/2005- 03/17/2005)	S.B. 13	01/20/2005 engrossed; to House 02/22/2005 passed House; to Governor 02/24/2005 signed by Governor; Chapter No. 0117; effective 07/01/05	<ul style="list-style-type: none"> • SYNOPSIS: Creates the Wyoming Residential Mortgage Practices Act. • SPONSOR: Senate Committee on Minerals, Business, and Economic Development
	Regulations	05/23/2005 comment period ended 08/04/2005 effective	<ul style="list-style-type: none"> • SYNOPSIS: Implements the Wyoming Residential Mortgage Practices Act; contains, among other things, a form for a prepayment penalty disclosure. • SPONSOR: Wyoming Division of Banking