

2007 Detailed Status Summary Chart of State and Local Predatory Lending Legislation (As of 06-26-07)

STATE (dates of leg. session)	BILL NUMBER	STATUS	COMMENTS
Alaska (01/16/2007-05/25/2007)	H.B. 162	05/12/2007 From SENATE Committee on FINANCE: Do pass with substitute. 05/12/2007 Referred to SENATE Committee on RULES. 05/12/2007 From SENATE Committee on RULES: Placed on calendar. 05/13/2007 FINANCE Committee substitute adopted on SENATE floor. 05/13/2007 Passed SENATE. *****To HOUSE for concurrence. 05/14/2007 HOUSE concurred in SENATE amendments. 05/14/2007 Eligible for GOVERNOR'S desk.	<ul style="list-style-type: none"> • SYNOPSIS: An Act relating to mortgage lenders, mortgage brokers, mortgage originators, state agents who collect program administration fees, and other persons who engage in activities relating to mortgage lending; relating to mortgage loan activities; relating to an originator fund; relating to fees for mortgage loan transactions; making certain violations unfair trade practices; relating to persons who are licensed under the Alaska Small Loans Act; and providing for an effective date. • SPONSOR: Lynn
Arizona (01/08/2007-04/18/2007)	S.B. 1438	01/25/2007 introduced 01/29/2007 first read 01/30/2007 second read and assigned to several committees (CED, FIIR, RULES, W/D)	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Arizona Home Loan Protection Act. • SPONSOR: McCune-Davis
Colorado (01/10/2007-05/09/2007)	S.B. 85	01/15/2007 introduced; to Business, Labor and Technology 02/13/2007 Senate Committee on Business, Labor and Technology Refer Amended to Appropriations 04/17/2007 Senate Committee on Appropriations Pass Amended to Senate	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits a mortgage broker from improperly influencing a real estate appraisal and makes such improper influencing a deceptive trade practice. Specifies criminal penalties for such misconduct. Authorizes the director of the division of registrations in the department of regulatory agencies to revoke a mortgage broker's registration when the broker has improperly influenced a real estate appraisal or has, in the previous 5 years, been enjoined by a court in any state from brokering a

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		<p>Committee of the Whole 04/19/2007 Senate Second Reading Laid Over 04/20/2007 Senate Second Reading Passed with Amendments 04/23/2007 Introduced In House - Assigned to Business Affairs and Labor + Appropriations 04/23/2007 Senate Third Reading Passed 04/30/2007 House Committee on Business Affairs and Labor Refer Amended to Appropriations 05/02/2007 House Committee on Appropriations Pass Unamended to House Committee of the Whole 05/02/2007 House Second Reading Special Order - Passed with Amendments 05/03/2007 House Third Reading Passed 05/04/2007 Senate Considered House Amendments - Result was to Laid Over Daily 05/04/2007 Senate Considered House Amendments - Result was to Not Concur - Request Conference Committee 05/21/2007 to Governor 06/01/2007 Governor Action - Signed</p>	<p>mortgage.</p> <ul style="list-style-type: none"> • SPONSOR: Owens
	<p>S.B. 216</p>	<p>03/06/2007 Introduced; to Business, Labor and Technology 04/09/2007 Senate Committee on Business, Labor and Technology Refer Amended to Appropriations 04/17/2007 Senate Committee on Appropriations Pass Amended to Senate Committee of the Whole</p>	<ul style="list-style-type: none"> • SYNOPSIS: Creates a duty of good faith and fair dealing for mortgage brokers in their communications and transactions with borrowers. Requires refinancing transactions to have a tangible, net benefit to borrowers. Specifically defines acts and practices that are deemed unconscionable when committed by mortgage brokers, mortgage lenders, real estate brokers, real estate appraisers, and others. In regard to such acts and practices, waives the otherwise applicable requirement that there be evidence of bad faith overreaching or unequal bargaining

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		<p>04/20/2007 Senate Second Reading Laid Over 04/23/2007 Senate Second Reading Laid Over Daily 04/24/2007 Senate Second Reading Passed with Amendments 04/25/2007 Introduced In House - Assigned to Business Affairs and Labor + Appropriations 04/25/2007 Senate Third Reading Passed 04/30/2007 House Committee on Business Affairs and Labor Refer Unamended to Appropriations 05/02/2007 House Committee on Appropriations Pass Amended to House Committee of the Whole 05/02/2007 House Second Reading Special Order - Passed with Amendments 05/03/2007 House Third Reading Passed with Amendments 05/03/2007 Senate Considered House Amendments - Result was to Concur – Repass 05/15/2007 to Governor 06/01/2007 Governor Action - Signed</p>	<p>power before a court may find an act or practice unconscionable. Directs the banking board and the director of the division of real estate to adopt rules incorporating appropriate provisions of the "Interagency Guidance on Nontraditional Mortgage Product Risks" promulgated by the United States department of the treasury and other federal agencies..</p> <ul style="list-style-type: none"> • SPONSOR: Veiga
	<p>H.B. 1322</p>	<p>02/26/2007 Introduced In House - Assigned to Business Affairs and Labor + Appropriations 03/12/2007 House Committee on Business Affairs and Labor Refer Amended to Appropriations 03/28/2007 House Committee on Appropriations Pass Amended to House Committee of the Whole 03/28/2007 House Second Reading Special Order - Passed with Amendments</p>	<ul style="list-style-type: none"> • SYNOPSIS: CONCERNING MEASURES TO PREVENT MORTGAGE FRAUD, AND, IN CONNECTION THEREWITH, EXTENDING THE PROHIBITION AGAINST CERTAIN ACTS TO INCLUDE MORTGAGE LENDERS, MORTGAGE LOAN APPLICANTS, REAL ESTATE BROKERS, REAL ESTATE AGENTS, REAL ESTATE APPRAISERS, AND CLOSING AGENTS; PROHIBITING CERTAIN PRACTICES; CHANGING THE MENTAL STATE REQUIRED TO BE PROVEN AS AN ELEMENT OF A VIOLATION; AND MAKING AN APPROPRIATION. • SPONSOR: Massey

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		<p>03/29/2007 House Third Reading Passed 04/04/2007 Introduced In Senate - Assigned to Business, Labor and Technology + Appropriations 04/11/2007 Senate Committee on Business, Labor and Technology Refer Amended to Appropriations 04/23/2007 Senate Committee on Appropriations Pass Amended to Senate Committee of the Whole 04/25/2007 Senate Second Reading Laid Over 04/26/2007 Senate Second Reading Passed with Amendments 04/27/2007 Senate Third Reading Passed 05/01/2007 House Considered Senate Amendments - Result was to Laid Over Daily 05/01/2007 House Considered Senate Amendments - Result was to Not Concur - Request Conference Committee 05/02/2007 First Conference Committee Result was to Adopt Rerevised w/ Amendments 05/03/2007 Senate Consideration of First Conference Committee Report result was to Adopt Committee Report - Repass 05/04/2007 House Consideration of First Conference Committee Report result was to Adopt Committee Report - Repass 05/18/2007 Signed by the Speaker of the House 05/21/2007 Signed by the President of the</p>	
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		Senate 05/21/2007 Sent to the Governor 06/01/2007 Governor Action - Signed	
Delaware (01-09/2007-06/30/2007)	H.B. 162	05/09/2007 introduced; to House Economic Development/Banking & Insurance Committee	<ul style="list-style-type: none"> • SYNOPSIS: Creates the Delaware Predatory Mortgage Lending Prevention Act which prohibits unfair lending practices in relation to residential home loans, and provides civil and administrative enforcement procedures. This bill would protect the equity and property interests of Delaware's home owners, provide needed consumer protections, and safeguard the economic vitality of our State. • SPONSOR: Shooley
Florida (03/06/2007-05/04/2007)	S.B. 1496	02/09/2007 prefiled 02/28/2007 to Banking and Insurance 03/06/2007 introduced; to Banking and Insurance 05/04/2007 died in Committee	<ul style="list-style-type: none"> • SYNOPSIS: Requires lenders to place certain funds for homeowner's insurance premium and property tax payment into escrow when requested by the borrower; amends disclosures for high-cost home loans. • SPONSOR: Crist
Iowa 01/08/2007-04/28/2007	S.B. 313	02/28/2007 introduced; to Commerce 03/05/2007 to Subcommittee	<ul style="list-style-type: none"> • SYNOPSIS: Relates to consumer protection in specified home loans and the responsibilities of mortgage bankers and mortgage brokers in connection with such home loans. • SPONSOR: Bolkcom
	S.B. 541	03/13/2007 Introduced, placed on calendar; Committee report, approving bill 03/15/2007 Amendment S-3122 filed 03/19/2007 Amendment S-3122 adopted; Passed Senate, ayes 45, nays none; Message from Senate to House 03/20/2007 Read first time, referred to Commerce 03/22/2007 Subcommittee, Jacoby, Clute, Jacobs, Kelley, Kressig, Quirk, and Sands	<ul style="list-style-type: none"> • SYNOPSIS: Establishes consumer protection measures in relation to specified home loans, and establishes additional related requirements applicable to mortgage bankers and mortgage brokers. • SPONSOR: Senate Committee On Commerce

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Illinois (01/10/2007-12/08/2007)	H.B. 332	01/22/2007 introduced 01/31/2007 to Judiciary I 03/21/2007 Remains in Judiciary I - Civil Law Committee 03/23/2007 Re-referred to Rules Committee	<ul style="list-style-type: none"> • SYNOPSIS: Provides that a licensee may not deny an application for a mortgage solely on the basis of credit information of prospective consumer. • SPONSOR: Davis
	S.B. 1347	02/09/2007 introduced; to Rules 02/21/2007 to Financial Institutions 03/06/2007 Senate Committee Amendment No. 1 Filed; Referred to Rules; to Financial Institutions 03/15/2007 Senate Committee Amendment No. 1 Adopted; Do Pass as Amended Financial Institution 03/23/2007 Senate Floor Amendment No. 2 Filed; Referred to Rules 03/27/2007 Senate Second Reading; Senate Floor Amendment No. 2 Rules Refers to Financial Institutions 03/28/2007 Senate Floor Amendment No. 2 Recommend Do Adopt Financial Institutions 03/30/2007 Third Reading Deadline Extended to May 31, 2007 04/19/2007 Senate Recalled to Second Reading 04/19/2007 0Senate Floor Amendment No. 2 Adopted 04/19/2007 Senate Third Reading - Passed 04/20/2007 House Arrived in House 04/20/2007 House Placed on Calendar Order of First Reading 5/31/07 Re-Referred to Rules Committee	<ul style="list-style-type: none"> • SYNOPSIS: Amends the Illinois Fairness in Lending Act. Provides that "equity stripping" and "loan flipping" shall only include loans that qualify as high risk home loans. Amends the High Risk Home Loan Act. Provides that "points and fees" does not include: (i) fees paid to the Veterans Administration required by law; (ii) fees paid to the Federal Housing Administration required by law; (iii) fees paid for private mortgage insurance; or (iv) all fees paid to a mortgage broker by a lender if the loan is less than \$50,000, or 50% of fees paid to a mortgage broker by a lender if the loan is between \$50,000 and \$100,000. • SPONSOR: Haine

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S.B. 1464	<p>02/09/2007 introduced; to Rules 02/21/2007 to Financial Institutions 03/08/2007 Placed on Calendar Order of 2nd Reading March 13, 2007 03/13/2007 Senate Floor Amendment No. 1 Filed; Referred to Rules 03/21/2007 Senate Floor Amendment No. 1 Refers to Financial Institutions 03/22/2007 Senate Floor Amendment No. 1 Recommend Do Adopt Financial Institutions; Second Reading; Senate Floor Amendment No. 1 Adopted 03/30/2007 Third Reading Deadline Extended to May 31, 2007 04/20/2007 Third Reading – Passed; House First Reading; to Rules Committee 04/30/2007 to Consumer Protection Committee 5/24/07 Second Reading 5/31/07 Passed Both Houses</p>	<ul style="list-style-type: none"> • SYNOPSIS: Amends the Consumer Fraud and Deceptive Business Practices Act. Provides that no person may send marketing materials to a consumer indicating that the person is connected to the consumer's mortgage company, indicating that there is a problem with the consumer's mortgage, or stating that the marketing materials contain information concerning the consumer's mortgage, unless that person sending the marketing materials is actually employed by the consumer's mortgage company or an affiliate of the consumer's mortgage company. • SPONSOR: Lightford
H.B. 1478	<p>02/21/2007 introduced 02/27/2007 to Executive Committee 03/21/2007 Do Pass / Short Debate Executive Committee 03/21/2007 House Placed on Calendar 2nd Reading - Short Debate 04/25/2007 House Amendment No. 1 Recommends Be Adopted Executive Committee 04/27/2007 Third Reading/Final Action Deadline Extended to May 3, 2007 04/30/2007 House Amendment No. 2</p>	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Predatory Home Loan Practices Act. • SPONSOR: Burke

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		<p>Recommends Be Adopted Rules Committee 05/2/2007 House Second Reading - Short Debate; House Amendment No. 2 Adopted by Voice Vote 05/3/2007 Third Reading/Final Action Deadline Extended to May 10, 2007 5/25/07 Re-Referred to Rules Committee</p>	
Kentucky (01/02/2007-03/27/2007)	H.B. 90	<p>12/11/2006 prefiled as B.R. 402 01/02/2007 introduced 01/03/2007 to Banking and Insurance 02/26/2007 posted in committee 03/27/2007 died due to adjournment of legislature</p>	<ul style="list-style-type: none"> • SYNOPSIS: Amends KRS 286.3-214, 286.8-110, and 360.010 to prohibit a mortgage loan lender from charging or collecting prepayment fees or penalties more than 36 months after the loan closing or which exceed three percent of the amount prepaid during the first 12 months, or two percent of the amount prepaid during the second 12 months, or one percent of the amount prepaid during the third 12 months after the loan closing; amends KRS 286.5-441 and 286.6-485 to require any charges to be assessed against the borrower if a real estate loan is paid prior to maturity to be prominently displayed and made part of the note and the loan closing statement regarding the method of computation of any rebate; prohibits a mortgage loan lender from charging or collecting prepayment fees or penalties more than 36 months after the loan closing or which exceed three percent of the amount prepaid during the first 12 months, or two percent of the amount prepaid during the second 12 months, or one percent of the amount prepaid during the third 12 months after the loan closing. • SPONSOR: Owens
Maine (12/06/2007-06/20/2007)	H.P. 1301	<p>04/24/2007 introduced 04/24/2007 to Insurance and Financial Services</p>	<ul style="list-style-type: none"> • SYNOPSIS: This bill makes significant changes to current Maine law relating to residential mortgage loans and permissible high-rate, high-fee mortgages. The bill updates and amends current law to address predatory and abusive lending practices and to provide additional protections for Maine consumers. • SPONSOR: Cummings

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Minnesota (01/03/2007- 05/21/2007)	S.B. 225	01/25/2007 introduced; first read; to Commerce and Consumer Protection	<ul style="list-style-type: none"> • SYNOPSIS: Relates to financial institutions; requires counseling and disclosures with respect to high-cost home loans. • SPONSOR: Pappas
	H.B. 387	01/29/2007 introduced; first read; to Commerce and Labor 02/06/2007 to Labor and Consumer Protection Division	<ul style="list-style-type: none"> • SYNOPSIS: Relates to financial institutions; requires repayment ability to be based on a fully-indexed rate; prohibits “churning;” provides for criminal penalties for grossly unsuitable loans; provides for a private right of action for violation of appraiser requirements. • SPONSOR: Clark
	S.B. 766	02/12/2007 introduced	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices; prohibits stated income loans; prohibits churning; provides for criminal penalties for grossly unsuitable loans; provides for a private right of action for violation of appraiser requirements. • SPONSOR: Berglin
	H.B. 931	02/13/2007 Introduction and first reading, referred to Commerce and Labor 02/16/2007 Referred by Chair to Labor and Consumer Protection Division 03/09/2007 Division action, to pass and return to Commerce and Labor 03/22/2007 Committee report, to pass as amended and re-refer to Public Safety and Civil Justice 03/27/2007 Committee report, to pass 03/27/2007 Second reading 03/27/2007 Re-referred to Finance 03/28/2007 Referred by Chair to Housing Policy and Finance and Public Health Finance Division House 03/29/2007 Recalled by Chair 04/17/2007 Committee Report: Pass as	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices; prohibits prepayment penalty; provides for criminal penalties for grossly unsuitable loans. • SPONSOR: Mullery

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		<p>Amended; Second reading 05/01/2007 to Chief Clerk for comparison with SF988 05/02/2007 Bills not identical, HF indefinitely postponed</p>	
	<p>H.B. 1004</p>	<p>02/15/2007 Introduction and first reading, referred to Commerce and Labor 02/16/2007 Referred by Chair to Labor and Consumer Protection Division 03/09/2007 Division action, to pass as amended and return to Commerce and Labor 03/22/2007 Committee report, to pass as amended and re-refer to Public Safety and Civil Justice 03/27/2007 Committee report, to pass as amended 03/27/2007 Second reading 03/29/2007 House rule 1.21, placed on Calendar for the Day 03/29/2007 Amended 03/29/2007 Third reading as amended 03/29/2007 Bill was passed as amended 03/30/2007 Received from House 03/30/2007 Introduction and first reading 03/30/2007 Referred to Rules and Administration 03/31/2007 Comm rpt: Rule 45-amend, sub Gen Ord SF809 03/31/2007 Second reading 04/11/2007 Gen Ord: Rule 45 amendment stricken 04/11/2007 General Orders: To pass</p>	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices; prohibits stated income loans; prohibits churning; imposes a fiduciary duty on mortgage brokers and certain mortgage originators. • SPONSOR: Davnie

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		04/13/2007 Calendar: Third reading Passed 04/20/2007 signed by Governor; Chapter 18 of 2007; effective 08/01/07	
	S.B. 809	02/15/2007 Introduction and first reading 02/15/2007 Referred to Commerce and Consumer Protection 03/22/2007 Comm rpt: To pass as amend & re-ref to Judiciary 03/30/2007 Committee report: To pass as amended 03/30/2007 Second reading 03/31/2007 HF substituted on General Orders HF1004	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits predatory lending practices; prohibits stated income loans; prohibits churning; imposes a fiduciary duty on mortgage brokers and certain mortgage originators. • SPONSOR: Higgins
	S.B. 988	02/19/2007 Introduction and first reading; Referred to Commerce and Consumer Protection 03/22/2007 Comm rpt: To pass as amend & re-ref to Judiciary 04/17/2007 Committee Report: Pass as Amended; Second reading 04/26/2007 General Orders: To pass as amended 04/30/2007 Third reading Passed 05/01/2007 Received from Senate; first reading; referred for comparison with HF931 05/02/2007 Bills not identical; Second reading 05/09/2007 third reading; passed 5/16/2007 Governor's action Approval	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits prepayment penalties; provides for criminal penalties for grossly unsuitable loans. • SPONSOR: Higgins
	H.B. 1753	03/07/2007 introduced; to Commerce and Labor 03/12/2007 to Labor and Consumer Protection Division	<ul style="list-style-type: none"> • SYNOPSIS: Requires counseling and disclosure with respect to high-cost home loans. • SPONSOR: Knuth

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	H.B. 1225	02/22/2007 Introduction and first reading, referred to Public Safety and Civil Justice 04/02/2007 Committee report, to pass as amended 04/02/2007 Second reading	<ul style="list-style-type: none"> • SYNOPSIS: Relating to commerce; prohibiting the sale of certain mortgage information; modifying residential mortgage lending licensing and education requirements; providing examination powers to the commissioner; regulating certain transactions with homeowners whose homes are in foreclosure; prohibiting certain predatory mortgage lending practices; regulating recovery for breaches of statutory housing warranties; permitting victims of domestic abuse to terminate a lease in certain circumstances; modifying the limitation on actions for damages based on services or construction to improve real property for certain actions; regulating homestead property; prescribing criminal penalties; providing remedies. • SPONSOR: Olin
Missouri (01/03/2007-05/18/2007)	S.B. 74	12/01/2006 prefiled 01/03/2007 introduced; first read 01/16/2007 Second Read; to Financial & Governmental Organizations and Elections Committee	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the “Missouri Predatory Lending Prevention Act.” • SPONSOR: Coleman
Mississippi (01/02/2007-04/02/2007)	H.B. 1449	01/15/2007 introduced; to Banking and Financial Services 01/30/2007 died in Committee	<ul style="list-style-type: none"> • SYNOPSIS: AN ACT TO CREATE THE MISSISSIPPI PREDATORY LENDING ACT; TO DEFINE CERTAIN TERMS; TO PRESCRIBE CERTAIN PROCEDURES, LIMITATIONS AND RESTRICTIONS REGARDING HOME LOANS, CONSUMER HOME LOANS AND CONSUMER LOANS TO PROTECT BORROWERS; TO PROVIDE FOR ENFORCEMENT OF THE PROVISIONS OF THIS ACT; AND FOR RELATED PURPOSES.. • SPONSOR: Calhoun
Montana (01/03/2007-04/27/2007)	H.B. 538 (previously Draft 258)	12/27/2006 filed 01/03/2007 ready for delivery 01/26/2007 redone and ready for delivery 02/01/2007 introduced; to Business and Labor	<ul style="list-style-type: none"> • SYNOPSIS: A BILL FOR AN ACT ENTITLED: "AN ACT ESTABLISHING THE HOMEOWNER'S PROTECTION ACT;" DEFINING AND REGULATING "HIGH-COST MORTGAGE LOANS"; PROHIBITING FLIPPING OF MORTGAGE LOANS;

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		<p>02/07/2007 hearing scheduled 02/14/2007 tabled in committee 04/03/2007 missed deadline for revenue bill submittal; probably dead</p>	<p>REGULATING TYPES OF FEES AND DISCOUNT POINTS IN CERTAIN MORTGAGE LOANS; PROHIBITING CERTAIN PRACTICES AMONG LENDERS INTENDED TO ENCOURAGE DEFAULTS OR CERTAIN TYPES OF REFINANCING; REQUIRING NOTICE ON HIGH-COST MORTGAGE LOANS; REGULATING METHODS FOR CURING MORTGAGE LOAN DEFAULTS; EXTENDING THE REGULATION OF HIGH-COST MORTGAGE LOANS TO PURCHASERS OR ASSIGNEES; PROVIDING BORROWERS WITH A PRIVATE RIGHT OF ACTION AND OTHER FORMS OF RELIEF; EXTENDING A GOOD FAITH DEFENSE TO LENDERS; PROVIDING THE DEPARTMENT OF ADMINISTRATION WITH INVESTIGATORY AND RULEMAKING AUTHORITY; AND AUTHORIZING CRIMINAL PROSECUTION UNDER THE DECEPTIVE PRACTICES STATUTE..</p> <ul style="list-style-type: none"> • SPONSOR: Villa
	<p>H.B. 69</p>	<p>01/03/2007 introduced; to Committee on Business and Labor 01/12/2007 hearing scheduled 01/17/2007 tabled in committee 03/23/2007 taken from table; passed by Committee as amended 03/26/2007 passed second reading 03/27/2007 passed third reading; to Senate 04/03/2007 first read; to Business, Labor, and Economic Affairs Committee 04/13/2007 hearing 04/16/2007 Committee Report: Bill concurred as amended 04/17/2007 passed second reading 04/18/2007 passed third reading; returned to House with amendment 04/20/2007 second rearing</p>	<ul style="list-style-type: none"> • SYNOPSIS: A BILL FOR AN ACT ENTITLED: "AN ACT CREATING THE MONTANA RESIDENTIAL MORTGAGE LENDER LICENSING ACT;" PROVIDING DEFINITIONS; ESTABLISHING LICENSING REQUIREMENTS; PROVIDING FOR LICENSE SUSPENSION, REVOCATION, AND REINSTATEMENT; PROVIDING RULEMAKING AUTHORITY FOR THE DEPARTMENT OF ADMINISTRATION; AUTHORIZING EXAMINATIONS AND INVESTIGATIONS BY THE DEPARTMENT; REGULATING ACTIVITIES OF MORTGAGE LENDERS; PROVIDING CIVIL AND CRIMINAL PENALTIES; PROVIDING FOR CRIMINAL PROCEEDINGS; AND AMENDING SECTION 31-1-111, MCA. • SPONSOR: McNutt

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		04/23/2007 third reading 05/03/2007 signed by Governor	
North Carolina (01/24/2007-08/03/2007)	S.B. 1264 (companion to H.B. 1374)	03/26/2007 introduced; to Judiciary	<ul style="list-style-type: none"> • SYNOPSIS: AN ACT (1) TO OVERTURN THE SHEPARD CASE AND AMEND THE LIMITATION REGARDING ACTIONS TO RECOVER FOR USURY; (2) TO OVERTURN THE SKINNER CASE AND AMEND THE LONG-ARM STATUTE TO ALLOW NORTH CAROLINA COURTS TO EXERCISE PERSONAL JURISDICTION OVER CERTAIN NONRESIDENT DEFENDANTS; (3) TO ALLOW THE REINSTATEMENT OF A DEBT SECURED BY A MORTGAGE OR DEED OF TRUST WHERE THE DEBTOR MAKES OR TENDERS PAYMENT OF CERTAIN SUMS; (4) TO REQUIRE THAT A NOTICE OF FORECLOSURE CONTAIN CERTAIN INFORMATION; AND (5) TO MAKE OTHER AMENDMENTS TO THE LAW GOVERNING HOME LOANS. • SPONSOR: Nesbitt
	H.B. 1374 (companion to S.B. 1264)	04/09/2007 Filed 04/10/2007 Passed 1st Reading 04/10/2007 Ref To Com On Judiciary II 05/15/2007 [HA] Reptd Fav Com Substitute 05/15/2007 [H] Cal Pursuant Rule 36(b) 05/15/2007 [H] Placed On Cal For 5/16/2007 05/16/2007 [HA] Amend Adopted 1 05/16/2007 [H] Passed 2nd & 3rd Reading 05/21/2007 [S] Rec From House 05/21/2007 [S] Ref To Com On Judiciary I (Civil)	<ul style="list-style-type: none"> • SYNOPSIS: AN ACT (1) TO OVERTURN THE SHEPARD CASE AND AMEND THE LIMITATION REGARDING ACTIONS TO RECOVER FOR USURY; (2) TO OVERTURN THE SKINNER CASE AND AMEND THE LONG-ARM STATUTE TO ALLOW NORTH CAROLINA COURTS TO EXERCISE PERSONAL JURISDICTION OVER CERTAIN NONRESIDENT DEFENDANTS; (3) TO ALLOW THE REINSTATEMENT OF A DEBT SECURED BY A MORTGAGE OR DEED OF TRUST WHERE THE DEBTOR MAKES OR TENDERS PAYMENT OF CERTAIN SUMS; (4) TO REQUIRE THAT A NOTICE OF FORECLOSURE CONTAIN CERTAIN INFORMATION; AND (5) TO MAKE OTHER AMENDMENTS TO THE LAW GOVERNING HOME LOANS. • SPONSOR: Blue

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	H.B. 1817	04/18/2007 introduced 04/19/2007 first read; to Committee on Financial Institutions 05/16/2007 [HA] Reptd Fav Com Substitute 05/16/2007 [H] Cal Pursuant Rule 36(b) 05/16/2007 [H] Placed On Cal For 5/17/2007 05/17/2007 [H] Passed 2nd & 3rd Reading 05/21/2007 [S] Rec From House 05/21/2007 [S] Ref To Com On Commerce, Small Business and Entrepreneurship	<ul style="list-style-type: none"> • SYNOPSIS: An Act to Protect Consumers Regarding Rate Spread Home Loans. • SPONSOR: Blue
New Jersey	A.B. 4213	5/14/2007 Introduced, Referred to Assembly Financial Institutions and Insurance Committee	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits certain residential mortgage lending practices • SPONSOR: Watson Coleman
	S.B. 2705	5/14/2007 Introduced in the Senate, Referred to Senate Community and Urban Affairs Committee	<ul style="list-style-type: none"> • SYNOPSIS: Authorizes and requires HMFA to offer refinance loan program for borrowers of high-cost home loans. • SPONSOR: Rice
	A.B. 4307	5/21/2007 Introduced, Referred to Assembly Budget Committee	<ul style="list-style-type: none"> • SYNOPSIS: Authorizes and requires HMFA to offer refinance loan program for borrowers of high-cost home loans. • SPONSOR: Caraballo

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New York (legislature meets throughout the year)	A.B. 30	01/03/2007 introduced; to Committee on Banks	<ul style="list-style-type: none"> • SYNOPSIS: Enacts the Home Equity Fraud Act. • SPONSOR: Clark
	S.B. 5311	04/25/2007 introduced; to Committee on Banks 06/12/2007 Amend And Recommit To Banks 06/12/2007 Print Number 5311A	<ul style="list-style-type: none"> • SYNOPSIS: Amends the banking law and the real property actions and proceedings law, in relation to sub-prime home loans. • SPONSOR: Klein
	A.B. 8357	05/11/2007 referred to banks	<ul style="list-style-type: none"> • SYNOPSIS: Protects low income and minority consumers from usurious lending practices and from potential foreclosure on their homes. • SPONSOR: Peralta
Oregon (01/08/2007 - 08/20/2007)	S.B. 965	03/08/2007 introduced 04/04/2007 hearing held 04/25-26/2007 work sessions held 05/08/2007 Do pass with amendments 05/09/2007 Second reading 05/10/2007 Taken from 05-10 Calendar and placed on 05-11 Calendar on voice vote.	<ul style="list-style-type: none"> • SYNOPSIS: Prohibits certain lending activities in connection with high-cost home loans. Creates private cause of action for damages. • SPONSOR: Avakian
Pennsylvania (01/02/2007-11/30/2007)	H.B. 38	01/30/2007 introduced; to Commerce	<ul style="list-style-type: none"> • SYNOPSIS: Amending the act of December 22, 1989 (P.L.687, No.90), entitled "An act providing for the regulation and licensing of mortgage bankers and mortgage brokers; imposing additional powers and duties on the Department of Banking and the State Real Estate Commission; and providing penalties," further providing for licensee limitations, for legislative findings, for limitations on covered loan terms and practices and for civil liability; and repealing provisions relating to restricted acts and practices.

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			<ul style="list-style-type: none"> • SPONSOR: Thomas
	H.B. 40	01/30/2007 introduced; to Commerce	<ul style="list-style-type: none"> • SYNOPSIS: Amending the act of January 30, 1974 (P.L.13, No.6), entitled "An act regulating agreements for the loan or use of money; establishing a maximum lawful interest rate in the Commonwealth; providing for a legal rate of interest; detailing exceptions to the maximum lawful interest rate for residential mortgages and for any loans in the principal amount of more than fifty thousand dollars and Federally insured or guaranteed loans and unsecured, noncollateralized loans in excess of thirty-five thousand dollars and business loans in excess of ten thousand dollars; providing protections to debtors to whom loans are made including the provision for disclosure of facts relevant to the making of residential mortgages, providing for notice of intention to foreclose and establishment of a right to cure defaults on residential mortgage obligations, provision for the payment of attorney's fees with regard to residential mortgage obligations and providing for certain interest rates by banks and bank and trust companies; clarifying the substantive law on the filing of and execution on a confessed judgment; prohibiting waiver of provisions of this act, specifying powers and duties of the Secretary of Banking, and establishing remedies and providing penalties for violations of this act," further providing for definitions; providing for prohibited acts and practices with respect to residential mortgages; further providing for attorney fees; and providing for foreclosure and other legal actions. • SPONSOR: Thomas
Rhode Island (01/02/2007-07/02/2007)	S.B. 371	02/13/2007 Introduced, referred to Senate Corporations 04/03/2007 Scheduled for hearing and/or consideration 04/03/2007 Committee recommended measure be held for further study 04/26/2007 Scheduled for consideration	<ul style="list-style-type: none"> • SYNOPSIS: Limits a borrower's recovery against a purchaser or assignee of a high cost home loan to the amount necessary to extinguish the borrower's liability under the loan plus costs, including reasonable attorneys' fees. • SPONSOR: Picardo

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		04/26/2007 Committee recommends passage 05/02/2007 Placed on Senate Calendar 05/08/2007 Senate read and passed 05/09/2007 Referred to House Corporations	
	H.B. 5545	02/28/2007 Introduced, referred to House Corporations 03/20/2007 Scheduled for hearing and/or consideration 03/20/2007 Committee recommended measure be held for further study 05/10/2007 Referred to Senate Corporations	<ul style="list-style-type: none"> • SYNOPSIS: Allowing the full payment of mortgage loans to be made at any time without penalty. • SPONSOR: Ucci
	H.B. 5485	02/27/2007 Introduced, referred to House Corporations 03/27/2007 Scheduled for hearing and/or consideration 03/27/2007 Committee recommended measure be held for further study 04/11/2007 Committee recommends passage of Sub A 04/12/2007 Placed on House Calendar 05/02/2007 House passed Sub A	<ul style="list-style-type: none"> • SYNOPSIS: Requires that the Rhode Island Home Loan Protection Act conform to federal preemption related to federally chartered lending institutions and to apply to certain loans originated from mortgage brokers; authorizes the department of business regulation and the attorney general to investigate and correct abusive lending practices under the Rhode Island Home Loan Protection Act. • SPONSOR: McCauley
Texas (01/09/2007- 05/28/2007)	H.B. 248	01/31/2007 introduced; first read; to Business and Industry 02/27/2007 hearing; left pending in committee	<ul style="list-style-type: none"> • SYNOPSIS: Provides that a person who makes an extension of credit to a borrower may not discriminate against the borrower in the amount or rate of interest charged based on the borrower's credit score. • SPONSOR: Alonzo
	H.B. 1057	02/01/2007 introduced 02/12/2007 first read; to Financial Institutions 04/23/2007 hearing scheduled; left pending in committee	<ul style="list-style-type: none"> • SYNOPSIS: Relating to the disclosure of a prepayment penalty for a home loan. • SPONSOR: Parker
	S.B. 987	02/27/2007 introduced 03/07/2007 first read; to Business and	<ul style="list-style-type: none"> • SYNOPSIS: Requires counseling before closing certain high-risk loans. • SPONSOR: Lucio

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		Commerce 04/10/2007 public hearing 04/12/2007 reported favorably as substituted 04/17/2007 placed on intent calendar 04/30/2007 passed Senate as amended; to House 05/01/2007 to Financial Institutions 05/08/2007 considered in Committee; reported favorably without amendments 05/11/2007 Committee Report sent	
West Virginia (01/10/2007-03/10/2007)	S.C.R. 8	01/10/2007 introduced 01/11/2007 to Banking and Insurance; then to Rules 03/10/2007 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Requesting the Joint Committee on Government and Finance to study predatory mortgage lending practices. • SPONSOR: Deem
	H.C.R. 87	03/08/2007 introduced 03/10/2007 died due to adjournment of legislative session	<ul style="list-style-type: none"> • SYNOPSIS: Requesting the Joint Committee on Government and Finance to study predatory mortgage lending practices. • SPONSOR: Moore