

## HR 1295

Responsible Lending Act

**Congress:** 109 (2005–2007, Ended)

**Chamber:** House

**Policy Area:** Finance and Financial Sector

**Introduced:** Mar 15, 2005

**Current Status:** Sponsor introductory remarks on measure. (CR H5182)

**Latest Action:** Sponsor introductory remarks on measure. (CR H5182) (Jun 27, 2005)

**Official Text:** <https://www.congress.gov/bill/109th-congress/house-bill/1295>

### Sponsor

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**Name:** Rep. Ney, Robert W. [R-OH-18]

**Party:** Republican • **State:** OH • **Chamber:** House

**Cosponsors** (40 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Clay, Wm. Lacy [D-MO-1]	D · MO		Mar 15, 2005
Rep. Crowley, Joseph [D-NY-7]	D · NY		Mar 15, 2005
Rep. Feeney, Tom [R-FL-24]	R · FL		Mar 15, 2005
Rep. Gillmor, Paul E. [R-OH-5]	R · OH		Mar 15, 2005
Rep. Hooley, Darlene [D-OR-5]	D · OR		Mar 15, 2005
Rep. Kanjorski, Paul E. [D-PA-11]	D · PA		Mar 15, 2005
Rep. Meeks, Gregory W. [D-NY-6]	D · NY		Mar 15, 2005
Rep. Miller, Gary G. [R-CA-42]	R · CA		Mar 15, 2005
Rep. Scott, David [D-GA-13]	D · GA		Mar 15, 2005
Rep. Sherman, Brad [D-CA-27]	D · CA		Mar 15, 2005
Rep. Tiberi, Patrick J. [R-OH-12]	R · OH		Mar 15, 2005
Rep. Ford, Harold E., Jr. [D-TN-9]	D · TN		Mar 17, 2005
Rep. Thompson, Bennie G. [D-MS-2]	D · MS		Mar 17, 2005
Rep. King, Peter T. [R-NY-3]	R · NY		Apr 6, 2005
Rep. Bishop, Sanford D., Jr. [D-GA-2]	D · GA		Apr 21, 2005
Rep. Fitzpatrick, Michael G. [R-PA-8]	R · PA		Apr 21, 2005
Rep. Israel, Steve [D-NY-2]	D · NY		Apr 21, 2005
Rep. LaHood, Ray [R-IL-18]	R · IL		Apr 21, 2005
Rep. Barrett, J. Gresham [R-SC-3]	R · SC		Apr 28, 2005
Rep. Boyd, Allen [D-FL-2]	D · FL		Apr 28, 2005
Rep. Brown-Waite, Ginny [R-FL-5]	R · FL		Apr 28, 2005
Rep. Davis, Geoff [R-KY-4]	R · KY		Apr 28, 2005
Rep. Harris, Katherine [R-FL-13]	R · FL		Apr 28, 2005
Rep. LaTourette, Steven C. [R-OH-14]	R · OH		Apr 28, 2005
Rep. McHenry, Patrick T. [R-NC-10]	R · NC		Apr 28, 2005
Rep. Oxley, Michael G. [R-OH-4]	R · OH		Apr 28, 2005
Rep. Renzi, Rick [R-AZ-1]	R · AZ		Apr 28, 2005
Rep. Cox, Christopher [R-CA-48]	R · CA		May 5, 2005
Rep. Fossella, Vito [R-NY-13]	R · NY		May 5, 2005
Rep. Price, Tom [R-GA-6]	R · GA		May 5, 2005
Rep. Doolittle, John T. [R-CA-4]	R · CA		May 17, 2005
Rep. Gerlach, Jim [R-PA-6]	R · PA		May 17, 2005
Rep. Owens, Major R. [D-NY-11]	D · NY		May 17, 2005
Rep. Hensarling, Jeb [R-TX-5]	R · TX		May 18, 2005
Rep. Boustany, Charles W., Jr. [R-LA-7]	R · LA		May 23, 2005
Rep. Peterson, Collin C. [D-MN-7]	D · MN		May 23, 2005
Rep. Moore, Dennis [D-KS-3]	D · KS		Jun 8, 2005
Rep. Baca, Joe [D-CA-43]	D · CA		Jun 16, 2005
Rep. Matheson, Jim [D-UT-2]	D · UT		Jun 22, 2005
Rep. Filner, Bob [D-CA-51]	D · CA		May 8, 2006

Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred to	May 13, 2005
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Subjects & Policy Tags

Policy Area:

Finance and Financial Sector

Related Bills

Bill	Relationship	Last Action
109 HR 4471	Related bill	<b>Dec 8, 2005:</b> Referred to the House Committee on Financial Services.

Responsible Lending Act - Mortgage Lending Improvements and Uniform National Standards Act - Amends the Truth in Lending Act to define higher-cost mortgage.

Sets forth related provisions with respect to: (1) requirements for higher-cost mortgages; (2) dispute and error resolution; (3) damages, rescission and liability; (4) State law coordination; (5) State enforcement authority; (6) prepayment penalties and late charges; and (7) consumer counseling.

Expanding Housing Opportunities Through Education and Counseling Act - Amends the Department of Housing and Urban Development Act to establish, in the Office of the Secretary of Housing and Urban Development (HUD), the Office of Housing Counseling. Directs the Office to carry out HUD homeownership and rental counseling functions, including related research, grant administration, public outreach, and development of policy and performance measures.

Amends the Housing and Urban Development Act of 1968 to direct the Secretary to: (1) establish homeownership and rental counseling procedures, and a related toll-free telephone number and World Wide Web site; (2) certify computer software programs for consumer evaluation of residential mortgage loans; (3) establish a housing counseling multimedia outreach program for vulnerable populations; (4) assist States, local government, and non-profit organizations with consumer education programs about mortgage, refinancing, home equity, or home repair loans; and (5) make grants for State, local government, and nonprofit organization housing counseling assistance.

Requires organizations to use HUD-certified counselors in order to qualify for specified HUD assistance.

Amends the Real Estate Settlement Procedures Act of 1974 to: (1) revise the mortgage information booklet; (2) set forth prohibitions on a servicer of a federally related mortgage; and (3) prohibit a creditor from providing a higher-cost mortgage to any consumer without first obtaining a written appraisal of the property.

Amends the Truth in Lending Act to require a creditor in certain transactions secured by a residence to establish an escrow or impound account for taxes and hazard insurance payments.

Directs: (1) the Secretary to conduct studies of mortgage servicing fraud, and home loan default and foreclosures; and (2) the Government Accountability Office (GAO) to conduct an appraisal process study.

Directs the Secretary to establish: (1) a national mortgage broker database; and (2) Federal mortgage broker requirements. Sets forth uniform State mortgage broker law guidelines, and states that Federal requirements shall apply to those States that have not enacted uniform laws.

Sets forth liability provisions for intentional unlawful disclosures, with a good faith exception.

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## **Actions Timeline**

- **Jun 27, 2005:** Sponsor introductory remarks on measure. (CR H5182)
- **May 13, 2005:** Referred to the Subcommittee on Financial Institutions and Consumer Credit.
- **May 13, 2005:** Referred to the Subcommittee on Housing and Community Opportunity.
- **Mar 15, 2005:** Introduced in House
- **Mar 15, 2005:** Introduced in House
- **Mar 15, 2005:** Referred to the House Committee on Financial Services.