

S 2120

Prompt Notification of Short Sales Act

Congress: 112 (2011–2013, Ended)

Chamber: Senate

Policy Area: Housing and Community Development

Introduced: Feb 16, 2012

Current Status: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

Latest Action: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs. (Feb 16, 2012)

Official Text: <https://www.congress.gov/bill/112th-congress/senate-bill/2120>

Sponsor

Name: Sen. Murkowski, Lisa [R-AK]

Party: Republican • **State:** AK • **Chamber:** Senate

Cosponsors (6 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Brown, Scott P. [R-MA]	R · MA		Feb 16, 2012
Sen. Brown, Sherrod [D-OH]	D · OH		Feb 16, 2012
Sen. Menendez, Robert [D-NJ]	D · NJ		Mar 27, 2012
Sen. Lieberman, Joseph I. [I-CT]	ID · CT		Apr 18, 2012
Sen. Enzi, Michael B. [R-WY]	R · WY		Jun 5, 2012
Sen. Sanders, Bernard [I-VT]	I · VT		Jun 5, 2012

Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Referred To	Feb 16, 2012

Subjects & Policy Tags

Policy Area:

Housing and Community Development

Related Bills

Bill	Relationship	Last Action
112 HR 6153	Related bill	Oct 1, 2012: Referred to the Subcommittee on Financial Institutions and Consumer Credit.
112 S 3177	Related bill	May 15, 2012: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.
112 HR 1498	Related bill	May 2, 2011: Referred to the Subcommittee on Financial Institutions and Consumer Credit.

Summary (as of Feb 16, 2012)

Prompt Notification of Short Sales Act - Requires each servicer of a home mortgage to respond in writing within 75 days to a mortgagor of a residential mortgage loan who has requested in writing a short sale of the dwelling or residential real property that is subject to the mortgage, deed of trust, or other security interest securing the mortgage loan.

Authorizes an aggrieved individual to bring a civil action for damages and equitable relief for any violation of this Act.

Declares this Act inapplicable to certain residential mortgages entered into before its enactment whose mortgage agreements explicitly provide a procedure or terms for a short sale approval.

Actions Timeline

- **Feb 16, 2012:** Introduced in Senate
- **Feb 16, 2012:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

LegiList

CONGRESS, MADE CLEAR.

Search Every Federal Bill, Law, and Vote

LegiList is the fastest way to research Congress. Track any bill from introduction to enactment, see how every legislator voted, follow committee activity, and read the full text of every bill — all in one place, always up to date.

legilist.com

Free Course: Learn How Congress Actually Works

LegiList Learn is a free, self-paced course that walks through the entire legislative process — from drafting a bill to a presidential signature. Seven modules, plain language, no politics. Earn a certificate when you finish.

legilist.com/learn

Developer API: Build Apps on Legislative Data

The LegiList API gives developers direct access to bills, votes, legislators, committees, and more. Start free with 1,000 requests per day — no credit card required. Upgrade to Pro when you need to scale.

legilist.com/api

Public data belongs to the public. — legilist.com