

## HR 839

### Prompt Notification of Short Sales Act

**Congress:** 113 (2013–2015, Ended)

**Chamber:** House

**Policy Area:** Housing and Community Development

**Introduced:** Feb 26, 2013

**Current Status:** Referred to the House Committee on Financial Services.

**Latest Action:** Referred to the House Committee on Financial Services. (Feb 26, 2013)

**Official Text:** <https://www.congress.gov/bill/113th-congress/house-bill/839>

## Sponsor

**Name:** Rep. Rooney, Thomas J. [R-FL-17]

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

## Cosponsors (7 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Andrews, Robert E. [D-NJ-1]	D · NJ		Feb 26, 2013
Rep. Hunter, Duncan D. [R-CA-50]	R · CA		Mar 5, 2013
Rep. Sires, Albio [D-NJ-8]	D · NJ		Mar 5, 2013
Rep. Crenshaw, Ander [R-FL-4]	R · FL		Mar 14, 2013
Rep. Heck, Joseph J. [R-NV-3]	R · NV		Mar 14, 2013
Rep. McNerney, Jerry [D-CA-9]	D · CA		Mar 14, 2013
Rep. Rush, Bobby L. [D-IL-1]	D · IL		Mar 14, 2013

## Committee Activity

Committee	Chamber	Activity	Date
Financial Services Committee	House	Referred To	Feb 26, 2013

## Subjects & Policy Tags

### Policy Area:

Housing and Community Development

## Related Bills

Bill	Relationship	Last Action
113 HR 5496	Related bill	Sep 16, 2014: Referred to the House Committee on Financial Services.
113 S 361	Identical bill	Feb 14, 2013: Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.

Prompt Notification of Short Sales Act - Requires each servicer of a home mortgage to provide in writing to a mortgagor of a residential mortgage loan specified prompt notifications and decisions regarding a written request of the mortgagor for 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 equitable relief and a monetary award of \$1,000 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**

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- **Feb 26, 2013:** Introduced in House
- **Feb 26, 2013:** Referred to the House Committee on Financial Services.