

HR 2148

Clarifying Commercial Real Estate Loans

Congress: 115 (2017–2019, Ended)

Chamber: House

Policy Area: Finance and Financial Sector

Introduced: Apr 26, 2017

Current Status: Received in the Senate and Read twice and referred to the Committee on Banking, Housing, and Urban Affairs. (Nov 8, 2017)

Latest Action: Received in the Senate and Read twice and referred to the Committee on Banking, Housing, and Urban Affairs. (Nov 8, 2017)

Official Text: <https://www.congress.gov/bill/115th-congress/house-bill/2148>

Sponsor

Name: Rep. Pittenger, Robert [R-NC-9]

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

Cosponsors (16 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Scott, David [D-GA-13]	D · GA		Apr 26, 2017
Rep. Walker, Mark [R-NC-6]	R · NC		May 16, 2017
Rep. Ross, Dennis A. [R-FL-15]	R · FL		Jun 6, 2017
Rep. Wagner, Ann [R-MO-2]	R · MO		Jun 6, 2017
Rep. Barr, Andy [R-KY-6]	R · KY		Jun 8, 2017
Rep. Tipton, Scott R. [R-CO-3]	R · CO		Jun 13, 2017
Rep. Stivers, Steve [R-OH-15]	R · OH		Jun 16, 2017
Rep. Gottheimer, Josh [D-NJ-5]	D · NJ		Aug 25, 2017
Rep. Fitzpatrick, Brian K. [R-PA-8]	R · PA		Sep 6, 2017
Rep. Coffman, Mike [R-CO-6]	R · CO		Sep 7, 2017
Rep. Budd, Ted [R-NC-13]	R · NC		Sep 26, 2017
Rep. Messer, Luke [R-IN-6]	R · IN		Sep 26, 2017
Rep. Luetkemeyer, Blaine [R-MO-3]	R · MO		Oct 2, 2017
Rep. Loudermilk, Barry [R-GA-11]	R · GA		Oct 3, 2017
Rep. Emmer, Tom [R-MN-6]	R · MN		Oct 12, 2017
Rep. Davidson, Warren [R-OH-8]	R · OH		Oct 16, 2017

Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Referred To	Nov 8, 2017
Financial Services Committee	House	Hearings By (subcommittee)	Jul 12, 2017

Subjects & Policy Tags

Policy Area:

Finance and Financial Sector

Related Bills

Bill	Relationship	Last Action
115 S 2405	Related bill	Oct 2, 2018: Committee on Banking, Housing, and Urban Affairs. Hearings held. Hearings printed: S.Hrg. 115-407.
115 S 2155	Related bill	May 24, 2018: Became Public Law No: 115-174.

Summary (as of Nov 7, 2017)

Clarifying Commercial Real Estate Loans

(Sec. 2) This bill amends the Federal Deposit Insurance Act to specify that a federal banking agency may not subject a depository institution to higher capital standards with respect to a high-volatility commercial real-estate (HVCRE) exposure unless the exposure is an HVCRE acquisition, development, or construction (ADC) loan.

An HVCRE ADC loan is a one that: (1) is secured by land or improved real property; (2) has the purpose of providing financing to acquire, develop, or improve the real property such that the property becomes income-producing; and (3) is dependent upon future income or sales proceeds from, or refinancing of, the real property for the repayment of the loan.

An HVCRE ADC loan does not include financing for a one- to four-family residential property, agricultural land, real property that would qualify as an investment in community development, existing income-producing real property secured by a mortgage, or certain commercial real-property projects. Furthermore, such a loan does not include any loan made prior to January 1, 2015.

A depository institution may reclassify a loan as a non-HVCRE ADC loan if the depository institution is satisfied that: (1) the acquisition, development, or improvement of real property being financed by the loan is complete; and (2) the cash flow being generated by the real property is sufficient to support the debt service and expenses of the real property.

Actions Timeline

- **Nov 8, 2017:** Received in the Senate and Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.
- **Nov 7, 2017:** Mr. Huizenga moved to suspend the rules and pass the bill, as amended.
- **Nov 7, 2017:** Considered under suspension of the rules. (consideration: CR H8547-8550)
- **Nov 7, 2017:** DEBATE - The House proceeded with forty minutes of debate on H.R. 2148.
- **Nov 7, 2017:** Passed/agreed to in House: On motion to suspend the rules and pass the bill, as amended Agreed to by voice vote.(text: CR H8547-8548)
- **Nov 7, 2017:** On motion to suspend the rules and pass the bill, as amended Agreed to by voice vote. (text: CR H8547-8548)
- **Nov 7, 2017:** Motion to reconsider laid on the table Agreed to without objection.
- **Nov 6, 2017:** Reported (Amended) by the Committee on Financial Services. H. Rept. 115-392.
- **Nov 6, 2017:** Placed on the Union Calendar, Calendar No. 288.
- **Oct 12, 2017:** Committee Consideration and Mark-up Session Held.
- **Oct 12, 2017:** Ordered to be Reported (Amended) by the Yeas and Nays: 59 - 1.
- **Oct 11, 2017:** Committee Consideration and Mark-up Session Held.
- **Jul 12, 2017:** Hearings Held by the Subcommittee on Financial Institutions and Consumer Credit Prior to Referral.
- **Apr 26, 2017:** Introduced in House
- **Apr 26, 2017:** Referred to the House Committee on Financial Services.