

## 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.

**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 | <b>Oct 2, 2018:</b> Committee on Banking, Housing, and Urban Affairs. Hearings held. Hearings printed: S.Hrg. 115-407. |
| 115 S 2155 | Related bill | <b>May 24, 2018:</b> 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.