

## S 3509

A bill to provide borrowers the right to request forbearance on mortgage loan payments due to a declared disaster, and for other purposes.

**Congress:** 116 (2019–2021, Ended)

**Chamber:** Senate

**Policy Area:** Housing and Community Development

**Introduced:** Mar 17, 2020

**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. (Mar 17, 2020)

**Official Text:** <https://www.congress.gov/bill/116th-congress/senate-bill/3509>

### Sponsor

**Name:** Sen. Brown, Sherrod [D-OH]

**Party:** Democratic • **State:** OH • **Chamber:** Senate

### Cosponsors (3 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Booker, Cory A. [D-NJ]	D · NJ		Mar 23, 2020
Sen. Jones, Doug [D-AL]	D · AL		Mar 23, 2020
Sen. Warren, Elizabeth [D-MA]	D · MA		Mar 23, 2020

### Committee Activity

Committee	Chamber	Activity	Date
Banking, Housing, and Urban Affairs Committee	Senate	Referred To	Mar 17, 2020

### Subjects & Policy Tags

#### Policy Area:

Housing and Community Development

### Related Bills

*No related bills are listed.*

This bill suspends foreclosures and establishes a forbearance program for certain federally backed mortgages during the coronavirus (i.e., the virus that causes COVID-19) outbreak and other disasters.

Specifically, during the coronavirus outbreak or in an area where another disaster has been declared, a federally backed mortgage servicer is (1) prohibited from initiating a foreclosure, and (2) must suspend any foreclosure procedures. These requirements are lifted 180 days after such a declaration.

Borrowers experiencing financial hardships due to the coronavirus outbreak or other disaster may request a forbearance on their federally backed mortgage payment for 180 days, which may be extended for an additional 180 days at the borrower's request. A servicer may not charge fees, interest, or other penalties in connection with the forbearance. Before the end of the forbearance period, a servicer must evaluate a borrower's ability to make regular mortgage payments. If the borrower is unable to return to making regular payments, the servicer must evaluate the borrower for certain loan modification options.

### **Actions Timeline**

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- **Mar 17, 2020:** Introduced in Senate
- **Mar 17, 2020:** Read twice and referred to the Committee on Banking, Housing, and Urban Affairs.