

One Hundred Fourth Legislature - First Session - 2015

Introducer's Statement of Intent

LB352

Chairperson: Senator Jim Scheer

Committee: Banking, Commerce and Insurance

Date of Hearing: February 02, 2015

The following constitutes the reasons for this bill and the purposes which are sought to be accomplished thereby:

LB352 is a bill introduced at the request of the Nebraska Department of Banking and Finance relating to the Residential Mortgage Licensing Act.

The bill would amend section 45-706 of the act to provide the department with the authority to classify mortgage banker license applications which are incomplete and have been dormant for 120 days or more as abandoned. Currently, the only option available to the department for applicants which fail to respond to deficiency notices is to deny the application.

The bill would amend section 45-737(6) of the act by changing the time required for licensees to deliver payoff statements on residential mortgage loans from ten to seven business days after receipt of a written request. This amendment will mirror a revision to the federal Truth-in-Lending Act.

The bill would amend section 45-737(8) of the act by changing the two-year records retention requirement for mortgage banker licensees to a three-year standard. The amendment reflects revisions made to the federal Truth in Lending Act and the Real Estate Settlement Procedures Act for the disclosure documents required by those laws. Mortgage bankers are required to maintain a copy of all documents and records relating to each residential mortgage loan and application for a residential mortgage loan.

Principal Introducer: _____

Senator Jim Scheer