

2520

2011-2012 Regular Sessions

I N   A S S E M B L Y

January 19, 2011

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Introduced by M. of A. FITZPATRICK, BARCLAY -- Multi-Sponsored by -- M.  
of A. BURLING, CONTE, CROUCH, GIGLIO, McDONOUGH, RAIA, SALADINO,  
TEDISCO, THIELE -- read once and referred to the Committee on Housing

AN ACT to amend the public authorities law, in relation to establishing  
a home equity protection insurance program

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEM-  
BLY, DO ENACT AS FOLLOWS:

1     Section 1. Subdivision 30 of section 2404 of the public authorities  
2     law, as renumbered by chapter 229 of the laws of 2007, is renumbered  
3     subdivision 31 and a new subdivision 30 is added to read as follows:

4     (30) TO ESTABLISH AND ADMINISTER A HOME EQUITY PROTECTION INSURANCE  
5     PROGRAM IN ACCORDANCE WITH SECTION TWENTY-FOUR HUNDRED FIVE-F OF THIS  
6     PART.

7     S 2. The public authorities law is amended by adding a new section  
8     2405-f to read as follows:

9     S 2405-F. HOME EQUITY PROTECTION INSURANCE PROGRAM. (1) THE AGENCY IS  
10    HEREBY DIRECTED, TO THE EXTENT IT FINDS PRACTICABLE, TO ESTABLISH A HOME  
11    EQUITY PROTECTION INSURANCE PROGRAM WHEREBY IT WILL ISSUE A COMMITMENT  
12    TO INSURE AND INSURE THE FULL VALUE OF A ONE-TO-FOUR FAMILY RESIDENCE,  
13    INCLUDING A CONDOMINIUM AND A COOPERATIVE, THAT IS OWNER-OCCUPIED BY ANY  
14    PERSON OR PERSONS WHO MEET THE INCOME QUALIFICATIONS FOR A FORWARD  
15    COMMITMENT MORTGAGE PURSUANT TO SECTION TWENTY-FOUR HUNDRED FIVE-B OF  
16    THIS PART. THE FULL VALUE OF THE RESIDENTIAL REAL PROPERTY SHALL BE  
17    DETERMINED BY EITHER ITS PURCHASE PRICE, THE PURCHASE PRICE PLUS THE  
18    COST OF ANY REHABILITATION TO THE RESIDENCE, OR AN APPRAISAL. THE INSUR-  
19    ANCE SHALL BE ISSUED BY THE AGENCY AFTER THE PURCHASE OR THE REHABILI-  
20    TATION OF THE REAL PROPERTY UPON PAYMENT OF A PREMIUM THAT THE AGENCY  
21    SHALL DETERMINE.

22    (2) UPON THE SALE OF THE RESIDENTIAL REAL PROPERTY THAT IS INSURED BY  
23    THE AGENCY THROUGH ITS HOME EQUITY INSURANCE PROGRAM, THE AGENCY SHALL  
24    PAY THE POLICY HOLDER/OWNER THE DIFFERENCE BETWEEN THE FACE VALUE OF THE

EXPLANATION--Matter in *ITALICS* (underscored) is new; matter in brackets  
[ ] is old law to be omitted.

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1 INSURANCE POLICY AND THE SALES PRICE OF THE INSURED PREMISES IF SUCH  
2 SALES PRICE IS LESS THAN THE INSURED AMOUNT AND IF THE POLICY  
3 HOLDER/OWNER HAS LIVED IN THE PREMISES FOR A PERIOD OF NOT LESS THAN  
4 THREE YEARS. THE AGENCY SHALL ESTABLISH PROCEDURES TO BE FOLLOWED BY A  
5 POLICY HOLDER/OWNER IN THE EVENT OF A PAYMENT UNDER THE TERMS OF ANY  
6 HOME EQUITY PROTECTION INSURANCE POLICY. THE AGENCY SHALL NOT BE  
7 REQUIRED TO PAY ON A CLAIM FOR A LOSS OF EQUITY IF IT DETERMINES THAT  
8 SUCH LOSS OCCURRED PREDOMINANTLY FROM THE POLICY HOLDER/OWNER'S NEGLIGENCE  
9 OF THE REAL PROPERTY'S PHYSICAL CONDITION.

10 (3)(A) THE AGENCY SHALL CREATE A HOME EQUITY PROTECTION INSURANCE FUND  
11 TO BE USED AS A REVOLVING FUND FOR CARRYING OUT THE PROVISIONS OF THIS  
12 SECTION WITH RESPECT TO RESIDENTIAL REAL PROPERTY INSURED THEREUNDER.  
13 THE AGENCY SHALL PAY INTO SUCH FUND ALL MONEYS WHICH MAY BE AVAILABLE TO  
14 THE AGENCY FOR THE PURPOSES OF SUCH FUND FROM ANY SOURCE, INCLUDING BUT  
15 NOT LIMITED TO THE MONEYS RECEIVED FROM PREMIUMS DERIVED FROM THE ISSU-  
16 ANCE OF HOME EQUITY PROTECTION INSURANCE POLICIES.

17 (B) THE AGENCY SHALL MAINTAIN IN THE EQUITY INSURANCE FUND AS A  
18 RESERVE AN AMOUNT OF MONEY OR CASH EQUIVALENTS EQUAL TO NO LESS THAN  
19 TWENTY PERCENT OF THE AMOUNTS INSURED UNDER THE AGENCY'S HOME EQUITY  
20 PROTECTION INSURANCE CONTRACTS.

21 (4) MONEYS IN SUCH FUND MAY BE INVESTED (A) IN SPECIAL TIME DEPOSIT  
22 ACCOUNTS IN, OR CERTIFICATES OF DEPOSIT ISSUED BY, A BANK, TRUST COMPA-  
23 NY, SAVINGS BANK OR SAVINGS AND LOAN ASSOCIATION LOCATED AND AUTHORIZED  
24 TO DO BUSINESS IN THIS STATE; PROVIDED, HOWEVER, THAT SUCH TIME DEPOSIT  
25 ACCOUNT OR CERTIFICATE OF DEPOSIT SHALL BE PAYABLE WITHIN SUCH TIME AS  
26 THE PROCEEDS MAY BE NEEDED TO MEET EXPENDITURES ESTIMATED TO BE INCURRED  
27 BY THE AGENCY AND PROVIDED FURTHER THAT SUCH TIME DEPOSIT ACCOUNT OR  
28 CERTIFICATE OF DEPOSIT BE SECURED BY A PLEDGE OF OBLIGATIONS OF THE  
29 UNITED STATES OF AMERICA OR OBLIGATIONS OF THE STATE, ANY CITY OF THE  
30 STATE, OR OTHER MUNICIPAL CORPORATION, SCHOOL DISTRICT OR DISTRICT  
31 CORPORATION OF THE STATE OR OBLIGATIONS OF AGENCIES OF THE FEDERAL  
32 GOVERNMENT; OR (B) IN OBLIGATIONS OF THE UNITED STATES OF AMERICA OR THE  
33 STATE WHICH MAY FROM TIME TO TIME BE LEGALLY PURCHASED BY SAVINGS BANKS  
34 WITHIN THE STATE AS AN INVESTMENT OF FUNDS BELONGING TO THEM OR IN THEIR  
35 CONTROL, OR IN OBLIGATIONS OF THE FEDERAL NATIONAL MORTGAGE ASSOCIATION  
36 PROVIDED SUCH OBLIGATIONS SHALL BE PAYABLE OR REDEEMABLE AT THE OPTION  
37 OF THE OWNER WITHIN SUCH TIMES AS THE PROCEEDS MAY BE NEEDED TO MEET  
38 EXPENDITURES ESTIMATED TO BE INCURRED BY THE AGENCY.

39 S 3. This act shall take effect on the one hundred eightieth day after  
40 it shall have become a law.