

2275

2015-2016 Regular Sessions

I N   S E N A T E

January 22, 2015

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Introduced by Sen. YOUNG -- read twice and ordered printed, and when printed to be committed to the Committee on Corporations, Authorities and Commissions

AN ACT to amend the public authorities law, in relation to authorizing the state of New York mortgage agency to purchase rehabilitation mortgages

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

1     Section 1. Section 2402 of the public authorities law is amended by  
2     adding two new subdivisions 18 and 19 to read as follows:  
3     (18) "REHABILITATION". REPAIRS, ALTERATIONS OR IMPROVEMENTS OF A HOUS-  
4     ING ACCOMMODATION DESIGNED TO RAISE THE HOUSING STANDARDS THEREIN.  
5     (19) "REHABILITATION MORTGAGE". A LOAN EXTENDED BY A BANK, SECURED BY  
6     A MORTGAGE ON REAL PROPERTY IMPROVED BY A RESIDENTIAL STRUCTURE FOR THE  
7     FINANCING AND REHABILITATION OF SUCH RESIDENTIAL STRUCTURE WHICH OTHER-  
8     WISE COMPLIES WITH THE CONDITIONS ESTABLISHED BY SECTION TWENTY-FOUR  
9     HUNDRED FIVE-F OF THIS PART.  
10    S 2. The public authorities law is amended by adding a new section  
11    2405-f to read as follows:  
12    S 2405-F. PURCHASE OF REHABILITATION MORTGAGES. (1) A PURPOSE OF THE  
13    AGENCY SHALL BE TO PURCHASE REHABILITATION MORTGAGES FROM BANKS WITHIN  
14    THE STATE DURING PERIODS WHEN THERE IS AN INADEQUATE SUPPLY OF CREDIT  
15    AVAILABLE FOR NEW RESIDENTIAL MORTGAGES OR AVAILABLE FOR SUCH LOANS AT  
16    CARRYING CHARGES WITHIN THE FINANCIAL MEANS OF PERSONS AND FAMILIES OF  
17    LOW AND MODERATE INCOME.  
18    IT IS HEREBY FOUND AND DECLARED THAT SUCH ACTIVITIES BY THE AGENCY  
19    WILL ALLEVIATE A CONDITION IN THIS STATE WHICH IS CONTRARY TO THE PUBLIC  
20    HEALTH, SAFETY AND GENERAL WELFARE AND WHICH HAS CONSTITUTED IN THE PAST  
21    AND FROM TIME TO TIME IN THE FUTURE CAN BE EXPECTED TO CONSTITUTE A  
22    PUBLIC EMERGENCY. IT IS FURTHER FOUND AND DECLARED THAT SUCH PURPOSES  
23    ARE IN ALL RESPECTS FOR THE BENEFIT OF THE PEOPLE OF THE STATE OF NEW

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

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1 YORK AND THE AGENCY SHALL BE REGARDED AS PERFORMING AN ESSENTIAL GOVERN-  
2 MENTAL FUNCTION IN CARRYING OUT ITS PURPOSES AND IN EXERCISING THE  
3 POWERS GRANTED BY THIS TITLE.

4 (2) (A) THE AGENCY SHALL REQUIRE THAT REHABILITATION MORTGAGES PROVIDE  
5 THAT THE ESTIMATED COST OF THE REPAIRS MUST BE AT LEAST TWENTY-FIVE  
6 PERCENT OF THE MORTGAGOR'S ADJUSTED BASIS IN THE RESIDENTIAL REAL PROP-  
7 ERTY (INCLUDING LAND).

8 (B) SUCH REHABILITATION MORTGAGES SHALL ALSO PROVIDE THAT THE PURCHASE  
9 PRICE PLUS THE ESTIMATED COST OF THE REPAIRS MUST FALL WITHIN CURRENT  
10 AGENCY REGULATIONS PERTAINING TO MAXIMUM PURCHASE PRICE. TO BE ELIGIBLE  
11 FOR SUCH MORTGAGES AT LEAST TWENTY YEARS MUST HAVE ELAPSED BETWEEN THE  
12 DATE THE RESIDENTIAL REAL PROPERTY WAS FIRST USED AND THE COMMENCEMENT  
13 OF PHYSICAL WORK ON SUCH REHABILITATION. TO BE ELIGIBLE FOR SUCH MORT-  
14 GAGES, (I) AT LEAST FIFTY PERCENT OF THE EXISTING EXTERNAL WALLS OF THE  
15 RESIDENTIAL STRUCTURE MUST BE RETAINED IN PLACE AS EXTERNAL WALLS, (II)  
16 AT LEAST SEVENTY-FIVE PERCENT OF THE EXISTING WALLS ARE RETAINED IN  
17 PLACE AS INTERNAL OR EXTERNAL WALLS, AND (III) AT LEAST SEVENTY-FIVE  
18 PERCENT OF THE EXISTING INTERNAL STRUCTURAL FRAMEWORK MUST REMAIN  
19 INTACT. ANY COMMITMENT ISSUED BY A BANK FOR SUCH REHABILITATION MORT-  
20 GAGES SHALL PROVIDE THAT THE BANK SHALL CERTIFY THE COST AND FEASIBILITY  
21 OF THE PROPOSED REPAIRS OR REHABILITATION TO THE RESIDENTIAL STRUCTURE  
22 AND THAT THE BANK SHALL MONITOR ONGOING REPAIRS AND REHABILITATION  
23 THROUGH PERIODIC INSPECTIONS AND SHALL PERFORM A FINAL INSPECTION. SUCH  
24 MORTGAGES SHALL ALSO PROVIDE THAT THE BORROWER MUST OCCUPY THE RESIDEN-  
25 TIAL STRUCTURE AS HIS OR HER PRINCIPAL RESIDENCE WITHIN SIXTY DAYS OF  
26 THE COMPLETION OF THE REPAIR OR REHABILITATION WORK.

27 (3) THE AGENCY SHALL PURCHASE REHABILITATION MORTGAGES FROM BANKS AT  
28 SUCH PRICES AND UPON SUCH TERMS AND CONDITIONS AS IT SHALL DETERMINE;  
29 PROVIDED, HOWEVER, THAT THE TOTAL PURCHASE PRICE, EXCLUSIVE OF ANY  
30 AMOUNTS REPRESENTING A REFUND OF COMMITMENT OR OTHER FEES PAID BY A BANK  
31 TO THE AGENCY, FOR ALL MORTGAGES WHICH THE AGENCY COMMITS TO PURCHASE  
32 FROM A BANK AT ANY ONE TIME SHALL IN NO EVENT BE MORE THAN THE TOTAL OF  
33 THE UNPAID PRINCIPAL BALANCES THEREOF, PLUS ACCRUED INTEREST THEREON.

34 (4) IN CONDUCTING ITS PROGRAM OF PURCHASING REHABILITATION MORTGAGES,  
35 THE AGENCY SHALL BE GOVERNED BY THE PROVISIONS OF PARAGRAPH (B) OF  
36 SUBDIVISION THREE OF SECTION TWENTY-FOUR HUNDRED FIVE OF THIS PART.

37 (5) THE AGENCY SHALL REQUIRE AS A CONDITION OF PURCHASE OF REHABILI-  
38 TATION MORTGAGES FROM BANKS THAT EACH SUCH BANK CERTIFY THAT EACH SUCH  
39 REHABILITATION MORTGAGE IS TO AN INDIVIDUAL BORROWER AND IS IN ADDITION  
40 TO THE MORTGAGES SUCH CERTIFYING BANK OTHERWISE WOULD HAVE MADE.

41 (6) NOTWITHSTANDING THE MAXIMUM INTEREST RATE, IF ANY, FIXED BY  
42 SECTION 5-501 OF THE GENERAL OBLIGATIONS LAW OR ANY OTHER LAW NOT  
43 SPECIFICALLY AMENDING OR APPLICABLE TO THIS SECTION, THE AGENCY MAY SET  
44 THE INTEREST RATE TO BE BORNE BY REHABILITATION MORTGAGES PURCHASED BY  
45 THE AGENCY FROM BANKS AT A RATE OR RATES WHICH THE AGENCY FROM TIME TO  
46 TIME SHALL DETERMINE TO BE AT LEAST SUFFICIENT, TOGETHER WITH ANY OTHER  
47 AVAILABLE MONIES, TO PROVIDE FOR THE PAYMENT OF ITS BONDS AND NOTES, AND  
48 REHABILITATION MORTGAGES BEARING SUCH INTEREST RATE SHALL NOT BE DEEMED  
49 TO VIOLATE ANY SUCH LAW OR TO BE UNENFORCEABLE IF ORIGINATED BY A BANK  
50 IN GOOD FAITH PURSUANT TO AN UNDERTAKING WITH THE AGENCY WITH RESPECT TO  
51 THE SALE THEREOF NOTWITHSTANDING ANY SUBSEQUENT FAILURE OF THE AGENCY TO  
52 PURCHASE THE MORTGAGE OR ANY SUBSEQUENT SALE OR DISPOSITION OF THE MORT-  
53 GAGE BY THE AGENCY TO SUCH BANK OR ANY OTHER PERSON.

54 (7) THE AGENCY SHALL REQUIRE THE SUBMISSION TO IT BY EACH BANK FROM  
55 WHICH THE AGENCY HAS PURCHASED REHABILITATION MORTGAGES EVIDENCE SATIS-  
56 FACTORY TO THE AGENCY OF THE MAKING, AND IF APPLICABLE, THE SERVICING,

1 OF SUCH REHABILITATION MORTGAGES IN CONFORMITY WITH SUCH BANK'S UNDER-  
2 TAKING WITH THE AGENCY AND IN CONNECTION THEREWITH MAY, THROUGH ITS  
3 EMPLOYEES OR AGENTS OR THOSE OF THE BANKING DEPARTMENT, INSPECT THE  
4 BOOKS AND RECORDS OF ANY SUCH BANK.

5 (8) COMPLIANCE BY ANY BANK WITH THE TERMS OF ITS AGREEMENT WITH OR  
6 UNDERTAKING TO THE AGENCY WITH RESPECT TO THE SALE AND, IF APPLICABLE,  
7 THE SERVICING OF REHABILITATION MORTGAGES MAY BE ENFORCED BY DECREE OF  
8 THE SUPREME COURT. THE AGENCY MAY REQUIRE AS A CONDITION OF PURCHASE OF  
9 REHABILITATION MORTGAGES FROM ANY BANK THE CONSENT OF SUCH BANK TO THE  
10 JURISDICTION OF THE SUPREME COURT OVER ANY SUCH PROCEEDING. THE AGENCY  
11 MAY ALSO REQUIRE AGREEMENT BY ANY BANK, AS A CONDITION OF THE AGENCY'S  
12 PURCHASE OF REHABILITATION MORTGAGES FROM SUCH BANK, TO THE PAYMENT OF  
13 PENALTIES TO THE AGENCY FOR VIOLATION BY THE BANK OF ITS UNDERTAKINGS TO  
14 THE AGENCY, AND SUCH PENALTIES SHALL BE RECOVERABLE AT THE SUIT OF THE  
15 AGENCY.

16 (9) THE AGENCY SHALL REQUIRE AS A CONDITION OF PURCHASE OF ANY REHA-  
17 BILITATION MORTGAGE FROM A BANK THAT THE BANK REPRESENT AND WARRANT TO  
18 THE AGENCY THAT:

19 (A) THE MORTGAGE WAS NOT MADE IN SATISFACTION OF AN OBLIGATION OF THE  
20 BANK UNDER SECTION TWENTY-FOUR HUNDRED FIVE OF THIS PART;

21 (B) THE UNPAID PRINCIPAL BALANCE OF THE MORTGAGE AND THE INTEREST RATE  
22 THEREON HAVE BEEN ACCURATELY STATED TO THE AGENCY;

23 (C) THE AMOUNT OF THE UNPAID PRINCIPAL BALANCE IS JUSTLY DUE AND  
24 OWING;

25 (D) THE BANK HAS NO NOTICE OF THE EXISTENCE OF ANY COUNTERCLAIM,  
26 OFFSET OR DEFENSE ASSERTED BY THE MORTGAGOR OR ANY SUCCESSOR IN INTER-  
27 EST;

28 (E) THE MORTGAGE IS EVIDENCED BY A BOND OR PROMISSORY NOTE AND A MORT-  
29 GAGE DOCUMENT WHICH HAS BEEN PROPERLY RECORDED WITH THE APPROPRIATE  
30 PUBLIC OFFICIAL;

31 (F) THE MORTGAGE CONSTITUTES A VALID FIRST LIEN ON THE REAL PROPERTY  
32 DESCRIBED TO THE AGENCY SUBJECT ONLY TO REAL PROPERTY TAXES NOT YET DUE,  
33 INSTALLMENTS OF ASSESSMENTS NOT YET DUE, AND EASEMENTS AND RESTRICTIONS  
34 OF RECORD WHICH DO NOT ADVERSELY AFFECT, TO A MATERIAL DEGREE, THE USE  
35 OR VALUE OF THE REAL PROPERTY OR IMPROVEMENTS THEREON;

36 (G) THE MORTGAGOR IS NOT NOW IN DEFAULT IN THE PAYMENT OF ANY INSTALL-  
37 MENT OF PRINCIPAL OR INTEREST, ESCROW FUNDS, REAL PROPERTY TAXES OR  
38 OTHERWISE IN THE PERFORMANCE OF HIS OBLIGATIONS UNDER THE MORTGAGE DOCU-  
39 MENTS AND HAS NOT TO THE KNOWLEDGE OF THE BANK BEEN IN DEFAULT IN THE  
40 PERFORMANCE OF ANY SUCH OBLIGATION FOR A PERIOD OF LONGER THAN SIXTY  
41 DAYS DURING THE LIFE OF THE MORTGAGE; AND

42 (H) THE IMPROVEMENTS TO THE MORTGAGED REAL PROPERTY ARE COVERED BY A  
43 VALID AND SUBSISTING POLICY OF INSURANCE ISSUED BY A COMPANY AUTHORIZED  
44 BY THE SUPERINTENDENT OF INSURANCE TO ISSUE SUCH POLICIES IN THE STATE  
45 OF NEW YORK AND PROVIDING FIRE AND EXTENDED COVERAGE TO AN AMOUNT NOT  
46 LESS THAN EIGHTY PERCENT OF THE INSURABLE VALUE OF THE IMPROVEMENTS TO  
47 THE MORTGAGED REAL PROPERTY.

48 (10) EACH BANK SHALL BE LIABLE TO THE AGENCY FOR ANY DAMAGES SUFFERED  
49 BY THE AGENCY BY REASON OF THE UNTRUTH OF ANY REPRESENTATION OR THE  
50 BREACH OF ANY WARRANTY AND, IN THE EVENT THAT ANY REPRESENTATION SHALL  
51 PROVE TO BE UNTRUE WHEN MADE OR IN THE EVENT OF ANY BREACH OF WARRANTY,  
52 THE BANK SHALL, AT THE OPTION OF THE AGENCY, REPURCHASE THE MORTGAGE FOR  
53 THE ORIGINAL PURCHASE PRICE ADJUSTED FOR AMOUNTS SUBSEQUENTLY PAID THER-  
54 EON, AS THE AGENCY SHALL DETERMINE.

55 (11) THE AGENCY NEED NOT REQUIRE THE RECORDING OF AN ASSIGNMENT OF ANY  
56 REHABILITATION MORTGAGE PURCHASED BY IT FROM A BANK PURSUANT TO THIS

1 SECTION AND SHALL NOT BE REQUIRED TO NOTIFY THE MORTGAGOR OF ITS  
2 PURCHASE OF THE MORTGAGE. THE AGENCY SHALL NOT BE REQUIRED TO INSPECT OR  
3 TAKE POSSESSION OF THE MORTGAGE DOCUMENTS IF THE BANK FROM WHICH THE  
4 REHABILITATION MORTGAGE IS PURCHASED BY THE AGENCY SHALL ENTER A  
5 CONTRACT TO SERVICE SUCH MORTGAGE AND ACCOUNT TO THE AGENCY THEREFOR.

6 (12) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, THE AGENCY IS AUTHOR-  
7 IZED TO REQUIRE, AS A CONDITION TO THE PURCHASE FROM BANKS OF ANY REHA-  
8 BILITATION MORTGAGE, SUCH RESTRICTIONS UPON ASSUMABILITY OF THE MORT-  
9 GAGE, DEFAULT PROVISIONS, RIGHTS TO ACCELERATE, AND OTHER TERMS  
10 APPLICABLE TO SUCH REHABILITATION MORTGAGES MADE BY THE BANK PURSUANT TO  
11 UNDERTAKINGS WITH THE AGENCY WITH RESPECT TO THE SALE THEREOF AS THE  
12 AGENCY MAY DETERMINE TO BE NECESSARY OR DESIRABLE TO ASSURE THE REPAY-  
13 MENT OF ITS BONDS AND NOTES AND THE EXEMPTION FROM FEDERAL INCOME TAXES  
14 OF THE INTEREST PAYABLE ON ITS BONDS AND NOTES. ALL SUCH TERMS SHALL BE  
15 ENFORCEABLE BY THE ORIGINATING BANK, THE AGENCY, AND ANY SUCCESSOR HOLD-  
16 ER OF THE MORTGAGE UNLESS EXPRESSLY WAIVED IN WRITING BY OR ON BEHALF OF  
17 THE AGENCY.

18 S 3. This act shall take effect on the one hundred twentieth day after  
19 it shall have become a law, except that any rules and regulations neces-  
20 sary for the timely implementation of this act on its effective date  
21 shall be promulgated on or before such date.