

STATE OF NEW YORK

1992

2017-2018 Regular Sessions

IN SENATE

January 11, 2017

Introduced by Sen. KLEIN -- read twice and ordered printed, and when printed to be committed to the Committee on Housing, Construction and Community Development

AN ACT to amend the real property actions and proceedings law, in relation to required prior notices

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. Paragraph (a) of subdivision 6 of section 1304 of the real
2 property actions and proceedings law, as amended by section 6 of part Q
3 of chapter 73 of the laws of 2016, is amended to read as follows:

4 (a) "Home loan" means a loan, including an open-end credit plan,
5 [~~other than a reverse mortgage transaction,~~] in which:

6 (i) The borrower is a natural person;

7 (ii) The debt is incurred by the borrower primarily for personal,
8 family, or household purposes;

9 (iii) The loan is secured by a mortgage or deed of trust on real
10 estate improved by a one to four family dwelling, or a condominium unit,
11 in either case, used or occupied, or intended to be used or occupied
12 wholly or partly, as the home or residence of one or more persons and
13 which is or will be occupied by the borrower as the borrower's principal
14 dwelling; and

15 (iv) The property is located in this state.

16 § 2. Paragraph (b) of subdivision 6 of section 1304 of the real prop-
17 erty actions and proceedings law, as amended by section 7 of part Q of
18 chapter 73 of the laws of 2016, is amended to read as follows:

19 (b) "Home loan" means a home loan, including an open-end credit plan,
20 [~~other than a reverse mortgage transaction,~~] in which:

21 (i) The principal amount of the loan at origination did not exceed the
22 conforming loan size that was in existence at the time of origination
23 for a comparable dwelling as established by the federal national mort-
24 gage association;

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

LBD00004-02-7

1 (ii) The borrower is a natural person;

2 (iii) The debt is incurred by the borrower primarily for personal,
3 family, or household purposes;

4 (iv) The loan is secured by a mortgage or deed of trust on real estate
5 upon which there is located or there is to be located a structure or
6 structures intended principally for occupancy of from one to four fami-
7 lies which is or will be occupied by the borrower as the borrower's
8 principal dwelling; and

9 (v) The property is located in this state.

10 § 3. This act shall take effect immediately; provided, however, that
11 the amendments to subdivision 6 of section 1304 of the real property
12 actions and proceedings law made by section one of this act shall be
13 subject to the expiration and reversion of such subdivision pursuant to
14 subdivision a of section 25 of chapter 507 of the laws of 2009, as
15 amended, when upon such date the provisions of section two of this act
16 shall take effect.