STATE OF NEW YORK

3221

2019-2020 Regular Sessions

IN SENATE

February 4, 2019

Introduced by Sen. SANDERS -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property law, in relation to directing the department of financial services to establish an internet website for federal home equity conversion mortgage product comparison

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

Section 1. The real property law is amended by adding a new section 280-b to read as follows:

§ 280-b. Federal home equity conversion mortgage comparison website. 1. For the purposes of this section, the following terms shall have the following meanings:

(a) Reverse mortgage loan. A reverse mortgage loan as defined in section two hundred eighty of this article, which is issued in the state pursuant to the home equity conversion mortgage for seniors program operated by the federal Department of Housing and Urban Development.

(b) Authorized lender. An authorized lender as defined in section two hundred eighty of this article authorized to make reverse mortgage loans, as defined in this section.

(c) Department. The department of financial services established pursuant to section one hundred two of the financial services law.

2. The department shall establish and operate a home equity conversion mortgage comparison website. Such website shall provide information to potential consumers of reverse mortgage loans, including information and comparisons on reverse mortgage loan products so as to allow consumers to make educated choices as to which authorized lenders offer the best services, terms and value based on a variety of financial circumstances. The department shall ensure that the website allows consumers to compare the cost, rate and service features of reverse mortgage loan products.

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

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3. An authorized lender may submit information on its reverse mortgage loan products to the department for inclusion on the internet website established pursuant to this section, if:

(a) the authorized lender submits complete reverse mortgage loan prices to the department;

(b) the authorized lender submits all factors relating to the reverse mortgage loans affecting future rate adjustments which may impact future debt, borrower equity or lines of credit;

(c) the prices and costs provided to the department are as low or lower than those offered under any other circumstances for a particular product; and

(d) the authorized lender submits such fee, as shall be determined by the department, for the publication of information on the website.

§ 2. This act shall take effect on the one hundred eightieth day after it shall have become a law. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.