

# STATE OF NEW YORK

1144

2023-2024 Regular Sessions

## IN SENATE

January 10, 2023

Introduced by Sens. SANDERS, MANNION -- read twice and ordered printed,  
and when printed to be committed to the Committee on Banks

AN ACT to amend the banking law and the penal law, in relation to unau-  
thorized entities, unregistered mortgage brokers and mortgage fraud

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

1 Section 1. The banking law is amended by adding a new section 78-a to  
2 read as follows:

3 § 78-a. Unauthorized entities. The financial frauds and consumer  
4 protection unit of the department of financial services shall refer any  
5 instances of a person, partnership, association, corporation or other  
6 entity which is operating without being chartered, licensed or regis-  
7 tered as required under this chapter to the attorney general and to any  
8 other federal, state or local agency or entity for appropriate enforce-  
9 ment action. At least every six months, the attorney general shall  
10 provide the unit with a written update of the status of any enforcement  
11 actions it has taken against such persons or entities.

12 § 2. Paragraph (e) of subdivision 5 of section 590 of the banking law  
13 is relettered paragraph (f) and a new paragraph (e) is added to read as  
14 follows:

15 (e) No mortgage banker, mortgage broker or exempt organization shall  
16 conduct business with any person, partnership, association, corporation  
17 or other entity which it knows or should have known is acting as a mort-  
18 gage banker or a mortgage broker without being licensed or registered as  
19 required by this article. A mortgage banker, mortgage broker or exempt  
20 organization shall promptly notify the department of any such unlicensed  
21 or unregistered operations.

22 § 3. Subdivision 5 of section 598 of the banking law, as added by  
23 chapter 571 of the laws of 1986, is amended to read as follows:

24 5. Civil penalties assessable against unlicensed or unregistered  
25 persons or entities. If any non-exempt unlicensed or unregistered person

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

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1 or entity engages in activities encompassed by this article, he shall be  
2 liable to any person or entity affected by such activities for a sum of  
3 money of not less than the amount of money paid to an affected person or  
4 entity in connection with such activities, nor more than four times such  
5 sum; provided however that where a non-exempt unlicensed or unregistered  
6 person has continued to engage in such unauthorized activities after  
7 receiving a cease and desist notice from the superintendent, the maximum  
8 amount of liability shall be up to ten times such sum. Such sum may be  
9 sued for and recovered by any person or entity for his use and benefit  
10 in any court of competent jurisdiction.

11 § 4. The article heading of article 187 of the penal law, as added by  
12 chapter 472 of the laws of 2008, is amended to read as follows:

13 [~~RESIDENTIAL~~] MORTGAGE FRAUD

14 § 5. Section 187.00 of the penal law, as amended by chapter 507 of the  
15 laws of 2009, is amended to read as follows:

16 § 187.00 Definitions.

17 As used in this article:

18 1. "Person" means any individual or entity.

19 2. [~~"Residential mortgage~~] "Mortgage loan" means a loan or agreement  
20 to extend credit, including the renewal, refinancing or modification of  
21 any such loan, made to a person or an entity, which loan is primarily  
22 secured by either a mortgage, deed of trust, or other lien upon any  
23 interest in [~~residential~~] real property or any certificate of stock or  
24 other evidence of ownership in, and a proprietary lease from, a corpo-  
25 ration or partnership formed for the purpose of cooperative ownership of  
26 [~~residential~~] real property.

27 3. [~~"Residential real property" means real property improved by a~~  
28 ~~one to four family dwelling, or a residential unit in a building includ-~~  
29 ~~ing units owned as condominiums or on a cooperative basis, used or occu-~~  
30 ~~pied, or intended to be used or occupied, wholly or partly, as the home~~  
31 ~~or residence of one or more persons, but shall not refer to unimproved~~  
32 ~~real property upon which such dwellings are to be constructed.~~

33 4. [~~"Residential mortgage~~] "Mortgage fraud" is committed by a person  
34 who, knowingly and with intent to defraud, presents, causes to be  
35 presented, or prepares with knowledge or belief that it will be used in  
36 soliciting an applicant for, applying for, underwriting or closing on a  
37 [~~residential~~] mortgage loan, or filing with a county clerk of any county  
38 in the state arising out of and related to the closing of a [~~residen-~~  
39 ~~tial~~] mortgage loan, any written statement which:

40 (a) contains materially false information concerning any fact material  
41 thereto; or

42 (b) conceals, for the purpose of misleading, information concerning  
43 any fact material thereto.

44 § 6. Section 187.05 of the penal law, as added by chapter 472 of the  
45 laws of 2008, is amended to read as follows:

46 § 187.05 [~~Residential mortgage~~] Mortgage fraud in the fifth degree.

47 A person is guilty of [~~residential~~] mortgage fraud in the fifth degree  
48 when he or she commits [~~residential~~] mortgage fraud.

49 [~~Residential mortgage~~] Mortgage fraud in the fifth degree is a class A  
50 misdemeanor.

51 § 7. Section 187.10 of the penal law, as added by chapter 472 of the  
52 laws of 2008, is amended to read as follows:

53 § 187.10 [~~Residential mortgage~~] Mortgage fraud in the fourth degree.

54 A person is guilty of [~~residential~~] mortgage fraud in the fourth  
55 degree when he or she commits [~~residential~~] mortgage fraud and thereby

1 receives proceeds or any other funds in the aggregate in excess of one  
2 thousand dollars.

3 [~~Residential mortgage~~] Mortgage fraud in the fourth degree is a class  
4 E felony.

5 § 8. Section 187.15 of the penal law, as added by chapter 472 of the  
6 laws of 2008, is amended to read as follows:

7 § 187.15 [~~Residential mortgage~~] Mortgage fraud in the third degree.

8 A person is guilty of [~~residential~~] mortgage fraud in the third degree  
9 when he or she commits [~~residential~~] mortgage fraud and thereby receives  
10 proceeds or any other funds in the aggregate in excess of three thousand  
11 dollars.

12 [~~Residential mortgage~~] Mortgage fraud in the third degree is a class D  
13 felony.

14 § 9. Section 187.20 of the penal law, as added by chapter 472 of the  
15 laws of 2008, is amended to read as follows:

16 § 187.20 [~~Residential mortgage~~] Mortgage fraud in the second degree.

17 A person is guilty of [~~residential~~] mortgage fraud in the second  
18 degree when he or she commits [~~residential~~] mortgage fraud and thereby  
19 receives proceeds or any other funds in the aggregate in excess of fifty  
20 thousand dollars.

21 [~~Residential mortgage~~] Mortgage fraud in the second degree is a class  
22 C felony.

23 § 10. Section 187.25 of the penal law, as added by chapter 472 of the  
24 laws of 2008, is amended to read as follows:

25 § 187.25 [~~Residential mortgage~~] Mortgage fraud in the first degree.

26 A person is guilty of [~~residential~~] mortgage fraud in the first degree  
27 when he or she commits [~~residential~~] mortgage fraud and thereby receives  
28 proceeds or any other funds in the aggregate in excess of one million  
29 dollars.

30 [~~Residential mortgage~~] Mortgage fraud in the first degree is a class B  
31 felony.

32 § 11. This act shall take effect on the thirtieth day after it shall  
33 have become a law.