

## Union Calendar No.

119TH CONGRESS  
1ST SESSION**H. R. 2808****[Report No. 119-]**

To amend the Fair Credit Reporting Act to prevent consumer reporting agencies from furnishing consumer reports under certain circumstances, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

APRIL 10, 2025

Mr. ROSE (for himself, Mr. TORRES of New York, Mr. GARBARINO, Mr. NUNN of Iowa, Mr. AMODEI of Nevada, Mr. AMO, Mr. NEGUSE, Ms. NORTON, Mr. OGLES, Mr. STEIL, Mr. WITTMAN, Mr. LUCAS, Mr. JOHNSON of South Dakota, Mr. TIMMONS, Mr. BERGMAN, Ms. BROWNLEY, Mr. SUOZZI, Mr. MOOLENAAR, Mr. CLEAVER, Mrs. BICE, Mr. FIELDS, Mr. SMITH of Nebraska, Mr. SCOTT FRANKLIN of Florida, Mr. KUSTOFF, Mr. KELLY of Mississippi, Ms. PETTERSEN, Mr. GUEST, and Mr. FITZPATRICK) introduced the following bill; which was referred to the Committee on Financial Services

JUNE --, 2025

Reported with an amendment, committed to the Committee of the Whole House on the State of the Union, and ordered to be printed

[Strike out all after the enacting clause and insert the part printed in *italie*]

[For text of introduced bill, see copy of bill as introduced on April 10, 2025]

# **A BILL**

To amend the Fair Credit Reporting Act to prevent consumer reporting agencies from furnishing consumer reports under certain circumstances, and for other purposes.

1       *Be it enacted by the Senate and House of Representa-*  
2       *tives of the United States of America in Congress assembled,*

3       **SEC. 1. SHORT TITLE.**

4       *This Act may be cited as the “Homebuyers Privacy*  
5       *Protection Act”.*

6       **SEC. 2. TREATMENT OF PRESCREENING REPORT RE-**  
7       **QUESTS.**

8       *(a) IN GENERAL.—Section 604(c) of the Fair Credit*  
9       *Reporting Act (15 U.S.C. 1681b(c)) is amended by adding*  
10      *at the end the following:*

11               *“(4) TREATMENT OF PRESCREENING REPORT RE-*  
12      *QUESTS.—*

13               *“(A) DEFINITIONS.—In this paragraph:*

14                       *“(i) CREDIT UNION.—The term ‘credit*  
15                       *union’ means a Federal credit union or a*  
16                       *State credit union, as those terms are de-*  
17                       *finied, respectively, in section 101 of the*  
18                       *Federal Credit Union Act (12 U.S.C. 1752).*

19                       *“(ii) INSURED DEPOSITORY INSTITU-*  
20                       *TION.—The term ‘insured depository insti-*  
21                       *tution’ has the meaning given the term in*  
22                       *section 3 of the Federal Deposit Insurance*  
23                       *Act (12 U.S.C. 1813(c)).*

24                       *“(iii) RESIDENTIAL MORTGAGE*  
25                       *LOAN.—The term ‘residential mortgage*

1                    *loan’ has the meaning given the term in sec-*  
2                    *tion 1503 of the S.A.F.E. Mortgage Licens-*  
3                    *ing Act of 2008 (12 U.S.C. 5102).*

4                    *“(iv) SERVICER.—The term ‘servicer’*  
5                    *has the meaning given the term in section*  
6                    *6(i) of the Real Estate Settlement Proce-*  
7                    *dures Act of 1974 (12 U.S.C. 2605(i)).*

8                    *“(B) LIMITATION.—If a person requests a*  
9                    *consumer report from a consumer reporting*  
10                  *agency in connection with a credit transaction*  
11                  *involving a residential mortgage loan, that agen-*  
12                  *cy may not, based in whole or in part on that*  
13                  *request, furnish a consumer report to another*  
14                  *person under this subsection unless—*

15                  *“(i) the transaction consists of a firm*  
16                  *offer of credit or insurance; and*

17                  *“(ii) that other person—*

18                  *“(I) has submitted documentation*  
19                  *to that agency certifying that such*  
20                  *other person has, pursuant to para-*  
21                  *graph (1)(A), the authorization of the*  
22                  *consumer to whom the consumer report*  
23                  *relates; or*

24                  *“(II)(aa) has originated a current*  
25                  *residential mortgage loan of the con-*

1                   sumer to whom the consumer report re-  
2                   lates;

3                   “(bb) is the servicer of a current  
4                   residential mortgage loan of the con-  
5                   sumer to whom the consumer report re-  
6                   lates; or

7                   “(cc)(AA) is an insured deposi-  
8                   tory institution or credit union; and

9                   “(BB) holds a current account for  
10                  the consumer to whom the consumer re-  
11                  port relates.”.

12 **SEC. 3. EFFECTIVE DATE.**

13           *This Act, and the amendments made by this Act, shall*  
14 *take effect on the date that is 180 days after the date of*  
15 *enactment of this Act.*

16 **SEC. 4. GAO STUDY.**

17           (a) *IN GENERAL.*—*The Comptroller General of the*  
18 *United States shall carry out a study on the value of trigger*  
19 *leads received by text message that includes input from*  
20 *State regulatory agencies, mortgage lenders, depository in-*  
21 *stitutions (as defined in section 3 of the Federal Deposit*  
22 *Insurance Act (12 U.S.C. 1813)), consumer reporting agen-*  
23 *cies (as defined in section 603 of the Fair Credit Reporting*  
24 *Act (15 U.S.C. 1681a)), and consumers.*

1        *(b) REPORT.—Not later than the end of the 12-month*  
2 *period beginning on the date of enactment of this Act, the*  
3 *Comptroller General shall submit to Congress a report con-*  
4 *taining any findings and determinations made in the study*  
5 *required by subsection (a).*