

115TH CONGRESS  
2D SESSION

# H. R. 5953

To provide regulatory relief to charitable organizations that provide housing assistance, and for other purposes.

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IN THE HOUSE OF REPRESENTATIVES

MAY 24, 2018

Mr. LOUDERMILK (for himself and Mr. SHERMAN) introduced the following bill; which was referred to the Committee on Financial Services

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## A BILL

To provide regulatory relief to charitable organizations that provide housing assistance, 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 **SECTION 1. SHORT TITLE.**

4 (a) **SHORT TITLE.**—This Act may be cited as the  
5 “Building Up Independent Lives and Dreams Act” or the  
6 “BUILD Act”.

1 **SEC. 2. MORTGAGE LOAN TRANSACTION DISCLOSURE RE-**  
2 **QUIREMENTS.**

3 (a) TILA AMENDMENT.—Section 105 of the Truth  
4 in Lending Act (15 U.S.C. 1604) is amended by inserting  
5 after subsection (d) the following:

6 “(e) DISCLOSURE FOR CHARITABLE MORTGAGE  
7 LOAN TRANSACTIONS.—With respect to a mortgage loan  
8 transaction involving a residential mortgage loan offered  
9 at zero percent interest primarily for charitable purposes  
10 by an organization having tax-exempt status under section  
11 501(c)(3) of the Internal Revenue Code of 1986, forms  
12 HUD–1 and GFE (as defined under section 1024.2(b) of  
13 title 12, Code of Federal Regulations), together with a dis-  
14 closure substantially in the form of the Loan Model Form  
15 H–2 (as defined under Appendix H to section 1026 of title  
16 12, Code of Federal Regulations) shall, collectively, be an  
17 appropriate model form for purposes of subsection (b).”.

18 (b) RESPA AMENDMENT.—Section 4 of the Real Es-  
19 tate Settlement Procedures Act of 1974 (12 U.S.C. 2603)  
20 is amended by adding at the end the following:

21 “(d) With respect to a mortgage loan transaction in-  
22 volving a residential mortgage loan offered at zero percent  
23 interest primarily for charitable purposes, an organization  
24 having tax-exempt status under section 501(c)(3) of the  
25 Internal Revenue Code of 1986 may use forms HUD–1  
26 and GFE (as defined under section 1024.2(b) of title 12,

1 Code of Federal Regulations) together with a disclosure  
2 substantially in the form of the Loan Model Form H-2  
3 (as defined under Appendix H to section 1026 of title 12,  
4 Code of Federal Regulations), collectively, in lieu of the  
5 disclosure published under subsection (a).”.

6 (c) REGULATIONS.—Not later than 180 days after  
7 the date of the enactment of this Act, the Director of the  
8 Bureau of Consumer Financial Protection shall issue such  
9 regulations as may be necessary to implement the amend-  
10 ments made by subsections (a) and (b).

11 (d) EFFECTIVE DATE.—The amendments made by  
12 subsections (a) and (b) shall take effect on the date of  
13 the enactment of this Act.

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