

## Union Calendar No. 389

115<sup>TH</sup> CONGRESS  
2<sup>D</sup> SESSION

# H. R. 3978

[Report No. 115-524]

To amend the Real Estate Settlement Procedures Act of 1974 to modify requirements related to mortgage disclosures, and for other purposes.

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### IN THE HOUSE OF REPRESENTATIVES

OCTOBER 5, 2017

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

JANUARY 25, 2018

Additional sponsors: Mr. LUETKEMEYER, Mr. ROYCE of California, Mr. BARR, Mr. STIVERS, Mr. EMMER, Mr. ROSS, Mr. HOLLINGSWORTH, Mr. SHERMAN, Mr. GONZALEZ of Texas, Mr. WILLIAMS, Ms. TENNEY, Mr. MESSER, Mr. ZELDIN, Ms. SINEMA, Mr. NORMAN, Mr. PEARCE, and Mr. GOTTHEIMER

JANUARY 25, 2018

Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

# **A BILL**

To amend the Real Estate Settlement Procedures Act of 1974 to modify requirements related to mortgage disclosures, 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       This Act may be cited as the “TRID Improvement  
5 Act of 2017”.

6 **SEC. 2. AMENDMENTS TO MORTGAGE DISCLOSURE RE-**  
7 **QUIREMENTS.**

8       Section 4(a) of the Real Estate Settlement Proce-  
9 dures Act of 1974 (12 U.S.C. 2603(a)) is amended—

10           (1) by striking “itemize all charges” and insert-  
11 ing “itemize all actual charges”;

12           (2) by striking “and all charges imposed upon  
13 the seller in connection with the settlement and” and  
14 inserting “and the seller in connection with the set-  
15 tlement. Such forms”; and

16           (3) by inserting after “or both.” the following  
17 new sentence: “Charges for any title insurance pre-  
18 mium disclosed on such forms shall be equal to the  
19 amount charged for each individual title insurance  
20 policy, subject to any discounts as required by State  
21 regulation or the title company rate filings.”.

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