

118TH CONGRESS  
2D SESSION

# H. R. 7703

To amend title 38, United States Code, to provide for the improvement of the Department of Veterans Affairs loan guarantee for purchase of residential cooperative housing units, and for other purposes.

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## IN THE HOUSE OF REPRESENTATIVES

MARCH 15, 2024

Ms. MENG (for herself and Ms. MALLIOTAKIS) introduced the following bill;  
which was referred to the Committee on Veterans' Affairs

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## A BILL

To amend title 38, United States Code, to provide for the improvement of the Department of Veterans Affairs loan guarantee for purchase of residential cooperative housing units, 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 “Fair Access to Co-  
5 ops for Veterans Act of 2024”.

1 **SEC. 2. IMPROVEMENT OF DEPARTMENT OF VETERANS AF-**  
2 **FAIRS LOAN GUARANTEE FOR PURCHASE OF**  
3 **RESIDENTIAL COOPERATIVE HOUSING**  
4 **UNITS.**

5 (a) IN GENERAL.—Section 3710 of title 38, United  
6 States Code, is amended—

7 (1) in subsection (a)(12), by striking “With re-  
8 spect to a loan guaranteed after the date of the en-  
9 actment of this paragraph and before the date that  
10 is five years after that date, to” and inserting “To”;  
11 and

12 (2) by striking subsection (h) and inserting the  
13 following new subsection (h):

14 “(h) A loan may not be guaranteed under subsection  
15 (a)(12) before the date on which the Secretary prescribes  
16 regulations setting forth requirements for underwriting,  
17 loan processing, project standards, share eligibility, valu-  
18 ation, and other criteria the Secretary determines nec-  
19 essary. The Secretary shall ensure that such regulations  
20 are consistent, to the extent the Secretary determines suit-  
21 able, with the requirements of the Federal National Mort-  
22 gage Association for the purchase or securitization of co-  
23 operative housing loans.”.

24 (b) LOAN FEES.—Section 3729(b) of such title is  
25 amended—

1           (1) in paragraph (1), by striking “The amount”  
2           and inserting “Except as provided in paragraph (5),  
3           the amount”; and

4           (2) by adding at the end the following new  
5           paragraph:

6           “(5) In the case of an loan guaranteed under section  
7           3710(a)(12) of this title, the amount of the fee shall be—

8                   “(A) the amount determined from the loan fee  
9                   table under paragraph (2), plus

10                   “(B) 3.25 percent of the total amount of the  
11                   loan guaranteed, insured, or made, or, in the case of  
12                   a loan assumption, the unpaid principal balance of  
13                   the loan on the date of the transfer of the prop-  
14                   erty.”.

15           (c) **AUTHORITY TO ADVERTISE.**—The Secretary of  
16           Veterans Affairs shall use the authority of the Secretary  
17           under section 532 of title 38, United States Code, to ad-  
18           vertise the availability of loan guarantees for housing co-  
19           operative share loans under section 3710(a)(12) of such  
20           title and shall take such other appropriate actions as may  
21           be necessary, including by the issuance of guidance, to no-  
22           tify eligible veterans, participating lenders, and interested  
23           realtors of the availability of such loan guarantees and the  
24           procedures and requirements that apply to the obtaining  
25           of such guarantees.

1       (d) GUIDANCE.—Notwithstanding section 501 of  
2 such title, the Secretary of Veterans Affairs may issue  
3 guidance to implement section 3710 of title 38, United  
4 States Code, as amended by subsection (a), before pre-  
5 scribing new regulations under such section.

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