

119TH CONGRESS
2D SESSION

H. R. 8532

To amend title 38, United States Code, to align elements of the housing loan program of the Department of Veterans Affairs with requirements of the Federal Housing Administration, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

APRIL 27, 2026

Mr. VAN ORDEN (for himself, Mr. BOST, Mr. BARRETT, Mrs. KIGGANS of Virginia, and Mr. CISCOMANI) introduced the following bill; which was referred to the Committee on Veterans' Affairs

A BILL

To amend title 38, United States Code, to align elements of the housing loan program of the Department of Veterans Affairs with requirements of the Federal Housing Administration, 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 “VA Home Loan Af-
5 fordability Act”.

1 **SEC. 2. ALIGNMENT OF HOUSING LOAN PROGRAM OF THE**
2 **DEPARTMENT OF VETERANS AFFAIRS WITH**
3 **REQUIREMENTS OF THE FEDERAL HOUSING**
4 **ADMINISTRATION.**

5 (a) PROHIBITION OF REQUIREMENT OF THIRD
6 PARTY VERIFICATION OF LENDER FEES.—Section
7 3703(a)(2)(B) of title 38, United States Code, is amend-
8 ed—

9 (1) by inserting “in regulations” after “Sec-
10 retary may prescribe”; and

11 (2) by adding at the end the following: “In pre-
12 scribing such regulations regarding fees paid by a
13 veteran borrower to lender, the Secretary may not
14 require documentation of such fees by a third
15 party.”

16 (b) REFINANCING OF HOUSING LOANS.—

17 (1) AUTHORITY TO WAIVE APPRAISAL.—Section
18 3709(a) of title 38, United States Code, is amend-
19 ed—

20 (A) by redesignating paragraphs (1)
21 through (3) as subparagraphs (A) through (C),
22 respectively;

23 (B) by inserting “(1)” before “Except”;
24 and

25 (C) by adding at the end the following new
26 paragraph:

1 “(2) The Secretary may authorize the refinancing of
2 a loan described in paragraph (1) without an appraisal.”.

3 (2) MINIMUM INTEREST RATE FOR ADJUST-
4 ABLE RATE MORTGAGE.—Section 3709(b)(3) of title
5 38, United States Code, is amended by striking
6 “200 basis points” and inserting “75 basis points”.

7 (c) EXPANSION OF GUARANTEED LOANS FOR CON-
8 DOMINIUMS.—Section 3710(a)(6) of title 38, United
9 States Code, is amended, in subsection (a)(6), by striking
10 “, if such development or project is approved by the Sec-
11 retary under criteria which the Secretary shall prescribe
12 in regulations”.

13 (d) MAXIMUM CLOSING COSTS AND SELLER FEES
14 FOR GUARANTEED LOANS.—Section 3710(b) of title 38,
15 United States Code, is amended—

16 (1) in paragraph (7)(C)(ii), by striking “; and”
17 and inserting a semicolon;

18 (2) in paragraph (8), by striking the period at
19 the end and inserting a semicolon; and

20 (3) by adding at the end the following new
21 paragraphs:

22 “(9) the closing costs actually paid by the vet-
23 eran do not exceed 1.5 percent of the amount of the
24 loan; and

1 “(10) the seller fees actually paid by the vet-
2 eran do not exceed six percent of the outstanding
3 balance of the loan.”.

4 (e) REGULAR PRESCRIPTION OF DEBT-TO-INCOME
5 RATIOS.—Section 3710(g)(3)(A), of title 38, United
6 States Code, is amended by inserting “, reviewed and pre-
7 scribed not less than once every two years,” after “debt-
8 to-income ratios”.

9 (f) MINIMUM EXPERIENCE OF AN APPRAISER RE-
10 QUIRED.—Section 3731(a)(1) of title 38, United States
11 Code, is amended by striking “certification of an appro-
12 priate number of years” and inserting “a certificate or li-
13 cense issued by a State”.

14 (g) REVIEW OF APPRAISAL MINIMUM PROPERTY RE-
15 QUIREMENTS.—Not later than 90 days after the date of
16 the enactment of this Act, the Secretary of Veterans Af-
17 fairs shall—

18 (1) review regulations prescribed under section
19 3710(b)(4) of title 38, United States Code, regard-
20 ing the suitability of property; and

21 (2) prescribe new such regulations that the Sec-
22 retary determines appropriate.

23 (h) PLAN TO MODERNIZE IT FOR HOUSING
24 LOANS.—Not later than 180 days after the date of the
25 enactment of this Act, the Secretary of Veterans Affairs

1 shall submit to the Committees on Veterans Affairs of the
2 Senate and House of Representatives the plan of the Sec-
3 retary to modernize the information technology used to ad-
4 minister housing loans under chapter 37 of title 38,
5 United States Code.

