

115TH CONGRESS
1ST SESSION

H. R. 3978

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

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

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—

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

3 (2) by striking “and all charges imposed upon
4 the seller in connection with the settlement and” and
5 inserting “and the seller in connection with the set-
6 tlement. Such forms”; and

7 (3) by inserting after “or both.” the following
8 new sentence: “Charges for any title insurance pre-
9 mium disclosed on such forms shall be equal to the
10 amount charged for each individual title insurance
11 policy, subject to any discounts as required by State
12 regulation or the title company rate filings.”.

○