



House of Representatives

General Assembly

File No. 225

January Session, 2025

House Bill No. 5503

House of Representatives, March 25, 2025

The Committee on Banking reported through REP. DOUCETTE of the 13th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

AN ACT REQUIRING MORTGAGEES TO PROVIDE MORTGAGORS WITH PERIODIC STATEMENTS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2025*) (a) As used in this section:

2 (1) "Mortgage" means a mortgage deed, deed of trust or other
3 equivalent consensual security interest on real property securing a loan;

4 (2) "Mortgagee" means an owner or servicer of a debt secured by a
5 mortgage that makes more than five mortgage loans within any period
6 of twelve consecutive months;

7 (3) "Mortgagor" means an owner of real property located in this state
8 who is also the borrower under a loan that is secured by a mortgage
9 encumbering such real property; and

10 (4) "Periodic statement" means a statement (A) provided by a
11 mortgagee to a mortgagor for each billing cycle of a mortgage, and (B)
12 that meets the requirements of 12 CFR 1026.41, as amended from time

13 to time.

14 (b) (1) A mortgagee shall, upon the request of a mortgagor, provide
15 the mortgagor with a periodic statement.

16 (2) Any mortgagee that complies with the provisions of 12 CFR
17 1026.41, as amended from time to time, shall be deemed to be in
18 compliance with the provisions of this section.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2025	New section

BA *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note

State Impact: None

Municipal Impact: None

Explanation

The bill, which requires certain mortgagees to give periodic statements to mortgagors, results in no fiscal impact to the state or to municipalities because this requirement only affects private entities.

The Out Years

State Impact: None

Municipal Impact: None

OLR Bill Analysis**HB 5503*****AN ACT REQUIRING MORTGAGEES TO PROVIDE MORTGAGORS WITH PERIODIC STATEMENTS.*****SUMMARY**

This bill requires certain mortgagees (lenders) to give periodic statements to the borrowers (mortgagors) on loans secured by mortgages encumbering real property they also own. The requirement applies to an owner or servicer of debt secured by a mortgage that makes more than five mortgage loans in any consecutive 12-month period but only if the borrower asks for the statement.

For purposes of the bill, a “periodic statement” is a statement that a lender gives to a borrower for each billing cycle of a mortgage that meets the federal requirements for residential mortgage loan statements under the Truth in Lending Act implementing regulations (Regulation Z; 12 C.F.R. § 1026.41). Regulation Z sets requirements generally for the following aspects of statements:

1. timing (i.e. delivered or mailed within a reasonably prompt time after the due date or courtesy period for the previous billing cycle);
2. form (i.e. clear, conspicuous, in a form the consumer may keep, and in writing or electronically if the consumer agrees); and
3. content and layout (i.e. amount due with an explanation; past payment breakdown; transaction activity; and partial payment, contact, account, and delinquency information).

Under the bill, lenders that comply with this regulation are deemed compliant with the bill’s requirements.

EFFECTIVE DATE: October 1, 2025

COMMITTEE ACTION

Banking Committee

Joint Favorable

Yea 13 Nay 0 (03/11/2025)