

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 170 Session of 2009

INTRODUCED BY BRUBAKER, RAFFERTY, PILEGGI, D. WHITE, ALLOWAY,
FERLO, FOLMER, WAUGH, YAW, O'PAKE, ERICKSON, BROWNE, LOGAN,
COSTA, M. WHITE, WONDERLING AND STACK, FEBRUARY 2, 2009

REFERRED TO BANKING AND INSURANCE, FEBRUARY 2, 2009

AN ACT

1 Amending Title 7 (Banks and Banking) of the Pennsylvania
2 Consolidated Statutes, further providing for mortgage loan
3 business prohibitions.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Section 6123(7) of Title 7 of the Pennsylvania
7 Consolidated Statutes is amended to read:

8 § 6123. Mortgage loan business prohibitions.

9 A licensee engaging in the mortgage loan business shall not:

10 * * *

11 (7) In the case of a mortgage broker or mortgage
12 originator, commit to close or close mortgage loans in its
13 own name, service mortgage loans, enter into lock-in
14 agreements or collect lock-in fees[,] or be or designate the
15 exclusive recipient of notices or other communications sent
16 from a lender or servicer to a consumer, provided, however,
17 that a mortgage broker or mortgage originator can provide a
18 lender's lock-in agreement to a consumer on behalf of that

1 lender and collect lock-in fees payable to that lender on the
2 lender's behalf.

3 * * *

4 Section 2. This act shall take effect in 60 days.