

[DISCUSSION DRAFT]

115TH CONGRESS
1ST SESSION

H. R. _____

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

Mr. HILL introduced the following bill; which was referred to the Committee on _____

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”.

1 **SEC. 2. AMENDMENTS TO MORTGAGE DISCLOSURE RE-**
2 **QUIREMENTS.**

3 Section 4(a) of the Real Estate Settlement Proce-
4 dures Act of 1974 (12 U.S.C. 2603(a)) is amended—

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

7 (2) by striking “and all charges imposed upon
8 the seller in connection with the settlement and” and
9 inserting “and the seller in connection with the set-
10 tlement. Such forms”; and

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