
THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 697 Session of
2021

INTRODUCED BY SCAVELLO, MENSCH, ARGALL, COLLETT AND PITTMAN,
JUNE 3, 2021

REFERRED TO URBAN AFFAIRS AND HOUSING, JUNE 3, 2021

AN ACT

1 Amending Title 7 (Banks and Banking) of the Pennsylvania
2 Consolidated Statutes, in mortgage loan industry licensing
3 and consumer protection, further providing for definitions.

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

6 Section 1. Paragraph (2) of the definition of "mortgage
7 originator" in section 6102 of Title 7 of the Pennsylvania
8 Consolidated Statutes is amended by adding a subparagraph to
9 read:

10 § 6102. Definitions.

11 The following words and phrases when used in this chapter
12 shall have the meanings given to them in this section unless the
13 context clearly indicates otherwise:

14 * * *

15 "Mortgage originator."

16 * * *

17 (2) The term does not include any of the following:

18 * * *

1 (xi) A retailer of manufactured homes or an employee
2 of the retailer if the retailer or employee, as
3 applicable:

4 (A) Does not receive compensation or gain for
5 engaging in activities described in paragraph (1)
6 that is in excess of any compensation or gain
7 received in a comparable cash transaction.

8 (B) Discloses all the following to the consumer:

9 (I) In writing, any corporate affiliation
10 with any mortgage lender.

11 (II) If the retailer has a corporate
12 affiliation with any mortgage lender, at least
13 one unaffiliated mortgage lender.

14 (C) Does not directly negotiate with the
15 consumer or mortgage lender on loan terms, including
16 rates, fees and other costs.

17 (D) Does not represent to the public, through
18 advertising or other means of communicating or
19 providing information, including the use of business
20 cards, stationery, brochures, signs, rate lists or
21 other promotional items, that the individual can or
22 will perform the activities described in paragraph
23 (1)(i) and (ii).

24 * * *

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