

MBBA-NH Tracking Report
January 9, 2012

MBBA Legislative committee met with Demers and Blaisdell and reviewed the following bills to determine importance to follow, watch, or attend future house/senate committee meetings.

NH HB 247 (LSR 617) Ought to Pass with Amendment #2798h
Intro Date: 1/20/2011
Sponsor: **Representative Andrew A White (D)**

Summary: Relative to seller financing of mortgages and making changes to the laws regulating mortgage bankers and brokers and debt adjustment services. This bill adds exemptions to the licensure law regarding mortgage bankers and brokers for persons who negotiate no more than 4 or fewer residential mortgage loans in a calendar year. The bill makes various changes to the laws regulating mortgage bankers and brokers and debt adjustment services.

History Last Action: 1/5/2012 H Ought to Pass with Amendment #2798h: MA VV

NH HB 408 (LSR 653) Ought to Pass with Amendment #2678h
Intro Date: 1/21/2011
Sponsor: **Representative Marie Sapienza (R)**

Summary: (new title) clarifying the exemption for attorneys from licensing requirements for mortgage brokers or bankers. This bill clarifies an exemption from the licensing requirement for mortgage brokers or bankers for attorneys and their employees who provide legal services in connection with residential mortgage loans. The bill also modifies the definition of &mortgage loan originator.&.

History Last Action: 1/4/2012 H Ought to Pass with Amendment #2678h(NT): MA VV

NH HB 1261 (LSR 2117) watch and clarify if retroactive to all mortgages or back to a specific date, does it allow rolling liens.
Intro Date: 11/18/2011
Sponsor: **Bill Palmer**

Summary: Relative to recovery of delinquent condominium fees. This bill permits a condominium unit owners& association to file multiple liens for unpaid condominium fees. The bill also removes the grandfathering provision for mortgages executed prior to January 1, 2011.

History Last Action: 11/18/2011 H To Be Introduced 1/4/2012 and Referred to Judiciary

HB 1363 (LSR 2215) Deals with foreclosures, what is meant by assignment in blank
Intro Date: 11/21/2011
Sponsor: **Timothy Comerford**

Summary: Relative to banking regulations and foreclosures. This bill defines a recorded interest relative to mortgage foreclosures.

History Last Action: 11/21/2011 H To Be Introduced 1/4/2012 and Referred to Judiciary

NH HB 1381 (LSR 2424) Watch; How are they defining broker in the definition of “note finder” May not have to exempt them if they don’t fall under the definition of broker in SAFE act.

Intro Date: 11/21/2011

Sponsor: Paul Mirski

Summary: Exempting note finders from licensing requirements for real estate brokers and mortgage brokers. This bill defines note finders and exempts them from licensing requirements for real estate brokers and mortgage brokers.

History Last Action: 11/21/2011 H To Be Introduced 1/4/2012 and Referred to Executive Departments and Administration

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NH HB 1396 (LSR 2589) monitor

Intro Date: 11/22/2011

Sponsor: Gregory Sorg

Summary: Restoring and reinforcing the exemptions from levy, sale on execution, and liability to be encumbered or taken for the payment of debts of the homestead right. This bill provides that the homestead right shall be protected, with certain limited exceptions, from every type of claim or judgment.

History Last Action: 12/27/2011 H Public Hearing: 1/10/2012 3:00 PM LOB 208

History: 11/22/2011 H To Be Introduced 1/4/2012 and Referred to Judiciary

NH SB 345 (LSR 2868) Watch, could be more added

Intro Date: 12/22/2011

Sponsor: Senator Andy Sanborn (R)

Summary: Relative to the sale of mortgages. This bill requires a mortgagee to agree in writing to the sale or transfer of his or her mortgage.

History Last Action: 12/22/2011 S Introduced 1/4/2012 and Referred to Commerce

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NH SB 371 (LSR 2979) Our Title Insurance agents should be aware of this one.

Intro Date: 12/22/2011

Sponsor: Senator Jim Luther (R)

Summary: Allowing a lien for labor and materials for professional design work. This bill adds design professionals to the tradesmen who are currently able to file and perfect a mechanic&s lien for nonpayment of work related to a construction project. The bill also extends the period of time a lien may be filed from 120 days to 180 days after work is completed.

History Last Action: 12/22/2011 S Introduced 1/4/2012 and Referred to Commerce

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