

PROVISIONS BY BANK SIZE



NO ASSET RESTRICTION

- TRID Relief: Removes three-day waiting period required under TILA-RESPA mortgage disclosure when creditor extends a second offer of credit with lower APR.
- Appraisal Requirement Exemption: Exemption for rural mortgage portfolio loans of less than \$400,000 if unable to find a state-certified/licensed appraiser to perform the appraisal in a timely manner.
- Reciprocal Deposits: Certain reciprocal deposits will not be considered brokered deposits.
- HMDA Exemption: Exemptions from collecting the new Dodd-Frank Act data fields for banks with “satisfactory” CRA ratings that originate fewer than 500 closed-end mortgage loans or fewer than 500 open-end lines of credit.

BANKS \$3 BILLION OR LESS

- Fed’s Small BHC Policy: Raises the Federal Reserve’s Small Bank Holding Company Policy Statement’s asset threshold from \$1 billion to \$3 billion.
- Exam Cycle: Well-managed, well-capitalized banks qualify for

18-month exam cycle, up from \$1 billion.

BANKS UNDER \$5 BILLION

- Short-Form Call Report: Agencies required to reduce reporting requirements for the first and third quarters for banks that meet appropriate criteria.

BANKS UNDER \$10 BILLION

- QM Relief: Certain mortgage loans originated and retained in portfolio deemed to be qualified mortgages.
- Escrow Requirement Exemption: Exemption from TILA escrow requirement for banks that make 1,000 or fewer first lien mortgages on principal dwellings.
- Capital Simplification: Agencies to establish a tangible equity leverage ratio between 8-10 percent; banks exceeding the ratio meet risk-based capital and leverage requirements and are “well-capitalized.”
- Volcker Rule Exemption: Banks with total trading assets and liabilities not exceeding 5 percent of total assets exempt from the Volcker rule.

BANKS \$10 BILLION-\$50 BILLION

- DFAST Eliminated: These

institutions no longer subject to mandatory Dodd-Frank Act stress testing.

- Risk Committees: These publicly held institutions no longer required to have a risk committee.

BANKS \$50 BILLION-\$100 BILLION

- DFA Prudential Standards: On enactment date, these institutions will be exempt from the Dodd-Frank enhanced prudential standards.

BANKS \$100 BILLION-\$250 BILLION

- DFA Prudential Standards: Eighteen months after date of enactment, these institutions will be exempt from the Dodd-Frank enhanced prudential standards, other than stress testing. However, the Fed will have the discretionary authority to apply the standards to these banks.

BANKS UNDER \$250 BILLION

- Capital Treatment of HVCRE: Acquisition, development and construction loans that meet certain criteria will not have higher risk-weights under risk-based capital rules.

BANKS OVER \$250 BILLION

- Treatment of Municipal Bonds in Liquidity Coverage Ratio: Agencies directed to classify investment-grade muni bonds as level 2B liquid assets under the LCR rule.

FEDERAL SAVINGS INSTITUTIONS

- Federal Savings Associations: Institutions with assets of \$20 billion or less can elect to operate with national bank powers.

OTHER

- Credit Freezes: Credit bureaus to provide consumers with free security freezes, and active duty service members with free credit monitoring, upon request.
- Elder Financial Abuse: Protections for certain bank employees who disclose the suspected exploitation of a senior citizen to a regulatory or law-enforcement agency.
- Cyber Threats: Treasury to study/report on the risks of cyber threats to financial institutions and the U.S. capital markets.
- Identity Fraud Prevention: Social Security Administration to accept electronic consumer consent for banks verifying customer identity, to combat “synthetic” identity

fraud.

- Medical Debts of Veterans: Certain medical debts incurred by veterans excluded from consumer reporting under FCRA.
- Servicemember Foreclosure Protection: Foreclosure relief provisions for servicemembers made permanent.
- VA Loans: VA lenders required to demonstrate a material benefit to the borrower when refinancing their mortgage.
- Credit Score Models: Fannie Mae/Freddie Mac to establish process for validating and accepting alternative credit score models.
- Mortgage Licensing: Registered/licensed loan originators given temporary authority to act under SAFE Mortgage Licensing Act when changing employers.
- Manufactured Housing: TILA amended to exclude as a “mortgage originator” an employee of a retailer of manufactured/modular homes who does not receive compensation from residential mortgage loan applications.

- Renters' Protection: The Protecting Tenants at Foreclosure Act (sunset in 2014) permanently restored.
- PACE Loans: Real property retrofit (PACE) loans subject to consumer protections.
- Asbestos Hazards: Treasury Dept. authorized to use loan guarantees and credit enhancements to remediate lead and asbestos hazards in residential properties.
- Appraisal Services: Appraisal services donated by fee appraisers as charitable contributions will be "customary and reasonable" under TILA (Habitat for Humanity).
- Student Loans: Private student lenders may not declare default against student borrowers due to death or bankruptcy of co-signer. Co-signers are released from their obligations upon death of student borrower.
- Financial Literacy: Treasury to establish non-binding best practices for colleges regarding financial literacy to assist students making borrowing decisions.
- Credit Union Lending: Loans secured by 1- to 4-family dwelling, that is not the primary residence of a member, is not a member business loan under Federal Credit Union Act.
- Bank Mutual Funds: Certain funds able to share the same name as their bank-affiliated investment adviser.