

House File 2266 - Enrolled

House File 2266

AN ACT

RELATING TO POINTS AND FEES CHARGED ON LOANS BY MORTGAGE  
BANKERS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 535.8, subsection 2, Code 2024, is amended to read as follows:

2. If a lender that is a financial institution as defined in [section 537.1301](#) makes a loan in which the points and fees the borrower is charged by all lenders in connection with the loan do not exceed the amounts specified in 12 C.F.R. §1026.43(e)(3), the loan shall not be subject to the provisions of [subsection 4](#), paragraphs "a", "b", and "d", or [subsection 5](#). If a lender that is a mortgage banker licensed under section 535B.5 or registered under [section 535B.3](#) makes a loan in which the points and fees the borrower is charged by all lenders in connection with the loan do not exceed the amounts specified in [12 C.F.R. §1026.43\(e\)\(3\)](#), the loan shall not be subject to the provisions of [subsection 4, paragraph "a", or subsection 5](#). [This subsection](#) applies to the financial institution lender

that originates the loan and to subsequent purchasers of the loan originated by the financial institution.

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PAT GRASSLEY  
Speaker of the House

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AMY SINCLAIR  
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2266, Ninetieth General Assembly.

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MEGHAN NELSON  
Chief Clerk of the House

Approved \_\_\_\_\_, 2024

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KIM REYNOLDS  
Governor