CHAPTER 1033

MORTGAGES — POINTS AND FEES

H.F. 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.

Approved April 10, 2024