



General Assembly

January Session, 2019

Committee Bill No. 5974

LCO No. 4948



Referred to Committee on BANKING

Introduced by:
(BA)

***AN ACT REQUIRING ACCEPTANCE OF PERIODIC AND PARTIAL
PAYMENTS ON CERTAIN MORTGAGE LOANS ISSUED BY
CONNECTICUT BANKS AND CONNECTICUT CREDIT UNIONS.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2019*) (a) As used in this
2 section:

3 (1) "Connecticut bank" and "Connecticut credit union" have the
4 same meaning as provided in section 36a-2 of the general statutes;

5 (2) "Periodic payment" means a payment in an amount sufficient to
6 cover principal, interest and, if applicable, escrow for a given billing
7 cycle;

8 (3) "Partial payment" means a payment in an amount less than a
9 periodic payment;

10 (4) "Residential mortgage loan" means any loan issued by a
11 Connecticut bank or a Connecticut credit union on or after October 1,
12 2019, that is (A) primarily for personal, family or household use, and
13 (B) secured by a mortgage, deed of trust or other equivalent

14 consensual security interest on a dwelling or residential real estate
15 upon which is constructed or intended to be constructed a dwelling.

16 (b) A periodic payment or a partial payment on a residential
17 mortgage loan shall be accepted and credited, or treated as credited, in
18 accordance with the terms of the residential mortgage loan, on the
19 business day the payment is received, provided (1) the payment is
20 made where the borrower has been instructed in writing to make
21 payments, and (2) the borrower has provided sufficient information to
22 identify and credit the mortgage account.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	New section

BA *Joint Favorable*