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(Original Signature of Member)

114TH CONGRESS
2D SESSION

H. R. _____

To require Fannie Mae and Freddie Mac to engage in credit risk transfer transactions, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

Mr. ROYCE (for himself and Ms. MOORE) introduced the following bill; which was referred to the Committee on _____

A BILL

To require Fannie Mae and Freddie Mac to engage in credit risk transfer transactions, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Taxpayer Protections
5 and Market Access for Mortgage Finance Act of 2016”.

6 **SEC. 2. CREDIT RISK-TRANSFER TRANSACTIONS.**

7 (a) REQUIREMENT FOR ENTERPRISES.—Subpart A
8 of part 2 of subtitle A of the Federal Housing Enterprises
9 Financial Safety and Soundness Act of 1992 (12 U.S.C.

1 4541 et seq.) is amended by adding at the end the fol-
2 lowing new section:

3 **“SEC. 1328. ENTERPRISE CREDIT RISK-TRANSFER TRANS-**
4 **ACTIONS.**

5 “(a) REQUIREMENT.—Not later than 12 months
6 after the date of enactment of this Act, the Director shall,
7 after taking into consideration market conditions and the
8 safety and soundness of the enterprises, establish guide-
9 lines requiring that each enterprise engage in significant
10 and increasing credit risk-transfer transactions.

11 “(b) CONSIDERATIONS.—In establishing the guide-
12 lines under subsection (a), the Director shall—

13 “(1) seek to promote a deep, broad market for
14 a variety of structures that together insulate the tax-
15 payer from losses, minimize ongoing risks to the en-
16 terprises, remain stable through the economic cycle,
17 maintain adequate access to the secondary market
18 for lenders of all sizes, and promote credit for bor-
19 rowers in all communities;

20 “(2) continue and seek to increase the amount
21 and types of risk-transfer transactions that the en-
22 terprises engaged in during the previous year with
23 the goal that the risk transferred by an enterprise
24 by all credit risk-transfer transactions shall be at
25 least 400 basis points of risk in total, starting from

1 the first dollar of credit loss among all the different
2 credit risk-transfer structures;

3 “(3) continue and seek to increase front-end
4 risk transfer transactions; and

5 “(4) continue and seek to increase transactions
6 in which the first loss position is transferred or
7 shared and through structures that are scalable and
8 transparent.

9 “(c) GUARANTEE FEES.—The enterprises shall set
10 and publish guarantee fees, including up-front delivery
11 fees and loan level price adjustments, commensurate with
12 the enterprises’ reduced credit risk resulting from any new
13 risk-transfer transaction.

14 “(d) APA COMPLIANCE.—The guidelines required
15 under subsection (a) shall be issued and made available
16 to the public pursuant to section 553 of title 5, United
17 States Code.

18 “(e) COMPENSATION.—The Director shall adjust in-
19 dividual and corporate scorecards used in determining
20 compensation for relevant enterprise employees to align
21 with the considerations of subsection (b).

22 “(f) EXEMPTION FROM COMMODITY EXCHANGE ACT;
23 CONSULTATION.—

24 “(1) EXEMPTION.—A swap (as such term is de-
25 fined in section 1a of the Commodity Exchange Act

1 (7 U.S.C. 1a)) entered into for the purpose of trans-
2 ferring or sharing credit risk in connection with a
3 risk-transfer transaction shall not be deemed to be
4 a commodity interest (as such term is defined in sec-
5 tion 1.3(yy) of the regulations of the Commodity Fu-
6 tures Trading Commission (17 C.F.R. 1.3(yy))), and
7 no swap counterparty or other person sponsoring or
8 arranging a risk-transfer transaction shall be
9 deemed to be a commodity pool operator (as such
10 term is defined in section 1.3(cc) of such regula-
11 tions), solely by virtue of entering into or sponsoring
12 or arranging such a swap in connection with such
13 transaction.

14 “(2) PRIOR CONSULTATION REQUIREMENT.—
15 Before the execution of a risk-transfer transaction
16 that would be exempt from the Commodity Ex-
17 change Act pursuant to paragraph (1), the Director
18 shall consult with the Commodity Futures Trading
19 Commission.

20 “(g) REPORT.—The Director shall submit a report,
21 not later than October 30 of each year, to the Committee
22 on Financial Services of the House of Representatives and
23 the Committee on Banking, Housing, and Urban Affairs
24 of the Senate, on the activities of each enterprise in meet-
25 ing the guidelines established under subsection (a) and

1 any obstacles the Director has determined have impeded
2 the ability of the enterprises to meet such guidelines.

3 “(h) DEFINITIONS.—For purposes of this section, the
4 following definitions shall apply:

5 “(1) CREDIT RISK.—The term ‘credit risk’
6 means, with respect to a residential mortgage loan
7 held or guaranteed, or intended to be held or guar-
8 anteed, by an enterprise or any security backed by
9 residential mortgage loans held or guaranteed by the
10 enterprise, the risk of loss to the enterprise that
11 could result from a mortgagor’s failure to repay any
12 such loan in accordance with its terms.

13 “(2) FIRST LOSS.—The term ‘first-loss’ means
14 the risk of loss for an enterprise on a mortgage loan
15 or security backed by residential mortgage loans, be-
16 ginning with the first dollar of loss.

17 “(3) FRONT-END RISK TRANSFER.—The term
18 ‘front-end risk transfer’ means, with respect to a
19 residential mortgage loan or any security backed by
20 residential mortgage loans, a risk transfer or risk
21 share that occurs before or simultaneous with the
22 acquisition of such loan or security by an enterprise.

23 “(4) GUARANTEE FEE.—The term ‘guarantee
24 fee’ has the meaning given such term in section
25 1327(a) (12 U.S.C. 4547(a)).

1 “(5) RISK-TRANSFER TRANSACTION.—The term
2 ‘risk-transfer transaction’ means any transaction
3 that provides for—

4 “(A) the sale, disposition, retention, or
5 transfer within the private sector of credit risk
6 on any single-family residential mortgage loan
7 or a pool of such loans that back securities on
8 which the enterprise guarantees the timely pay-
9 ment of principal and interest; or

10 “(B) the retention by the private sector of
11 any such credit risk in connection with the sale
12 of any such loan or security to an enterprise.”.

13 (b) CONFORMING AMENDMENT TO COMMODITY EX-
14 CHANGE ACT.—Paragraph (10) of section 1a of the Com-
15 modity Exchange Act (7 U.S.C. 1a(10)) is amended by
16 adding at the end the following new subparagraph:

17 “(C) RULE OF CONSTRUCTION.—A swap
18 (as such term is defined in section 1a) entered
19 into for the purpose of transferring or sharing
20 credit risk in connection with a risk-transfer
21 transaction shall not be considered to be a com-
22 modity interest (as such term is defined in sec-
23 tion 1.3(yy) of title 17, Code of Federal Regula-
24 tions, and no swap counterparty or other person
25 sponsoring or arranging a risk-transfer trans-

1 action shall be considered to be a commodity
2 pool operator (as such term is defined in section
3 1.3(cc) of such title), solely by virtue of enter-
4 ing into or sponsoring or arranging such a swap
5 in connection with such transaction.”.

6 (c) CONFORMING AMENDMENTS TO EXISTING
7 LAWS.—

8 (1) INVESTMENT COMPANY ACT OF 1940.—Sec-
9 tion 3(c)(5) of the Investment Company Act of 1940
10 (15 U.S.C. 80a–3(c)(5)) is amended by inserting be-
11 fore the period the following: “, including notes,
12 bonds, other evidences of indebtedness, certificates,
13 securities, and other interests, that are a risk-trans-
14 fer transaction (as such term is defined in section
15 1328(h) of the Federal Housing Enterprises Finan-
16 cial Safety and Soundness Act of 1992)”.

17 (2) ASSET AND INCOME TEST CLARIFICATION
18 FOR ENTERPRISE RISK-TRANSFER TRANSACTIONS.—

19 The Internal Revenue Code of 1986 is amended—

20 (A) in subparagraph (B) of section
21 856(c)(3) (26 U.S.C. 856(c)(3)(B)), by insert-
22 ing before the semicolon at the end the fol-
23 lowing “, and gross income resulting from par-
24 ticipation in any transaction, including notes,
25 bonds, other evidences of indebtedness, certifi-

1 cates, securities, and other interests, that are
2 risk-transfer transactions (as such term is de-
3 fined in section 1328(h) of the Federal Housing
4 Enterprises Financial Safety and Soundness
5 Act of 1992)”; and

6 (B) in subparagraph (B) of section
7 856(c)(5) (26 U.S.C. 856(c)(5)(B)), by insert-
8 ing before the period at the end of the first sen-
9 tence the following: “, and participation in any
10 transaction, including notes, bonds, other evi-
11 dences of indebtedness, certificates, securities,
12 and other interests, that are risk-transfer trans-
13 actions (as such term is defined in section
14 1328(h) of the Federal Housing Enterprises Fi-
15 nancial Safety and Soundness Act of 1992)”.

16 **SEC. 3. PILOT PROGRAM FOR SMALL LENDER RISK TRANS-**
17 **FER.**

18 Not later than one year after the date of the enact-
19 ment of this Act, the Director of the Federal Housing Fi-
20 nance Agency shall require each enterprise to establish a
21 pilot program under which the enterprise shall annually
22 engage, for each of the next 5 consecutive years, in at least
23 one front-end risk sharing transaction for which both bank
24 and non-bank mortgage originators having under
25 \$10,000,000,000 in assets are eligible participants.

1 **SEC. 4. PILOT PROGRAM FOR MORTGAGE INSURANCE RISK**
2 **TRANSFER.**

3 (a) **IN GENERAL.**—Not later than one year after the
4 date of the enactment of this Act, the Director of the Fed-
5 eral Housing Finance Agency shall require the enterprises
6 jointly to establish a pilot program to increase the amount
7 of risk that is transferred by the enterprises using private
8 mortgage insurance.

9 (b) **PROGRAM REQUIREMENTS.**—The pilot program
10 established pursuant to subsection (a) shall meet the fol-
11 lowing requirements:

12 (1) **DURATION.**—The pilot program shall have
13 a duration of 5 years.

14 (2) **AMOUNT OF MORTGAGE PURCHASES.**—

15 (A) **IN GENERAL.**—Except as provided in
16 subparagraph (B), in each year the enterprises
17 shall purchase under the pilot program suffi-
18 cient qualifying loans or pools of qualifying
19 loans such that the aggregate unpaid principal
20 balance of all qualifying loans or loan pools pur-
21 chased or issued by both enterprises is not less
22 than \$50,000,000,000.

23 (B) **EXCEPTION.**—The amount of quali-
24 fying loans that the enterprises are required to
25 purchase each year under paragraph (1) may be

1 reduced if the Director and the Secretary of the
2 Treasury jointly—

3 (i) make determination that such a re-
4 duction is necessary to prevent an adverse
5 impact to the housing market; and

6 (ii) submit to the Congress a report
7 describing the justification for the deter-
8 mination referred to in clause (i).

9 (3) SELECTION OF MORTGAGE INSURANCE.—

10 For each transaction under the pilot program involv-
11 ing a qualifying loan, the loan originator shall select
12 an eligible mortgage insurance provider or providers,
13 consistent with existing market practice.

14 (4) MORTGAGE INSURANCE PREMIUMS.—Mort-
15 gage insurance premiums applicable to qualifying
16 loans purchased by the enterprises under the pilot
17 program shall be subject to requirements and limita-
18 tions under State laws.

19 (5) GUARANTEE FEES.—The enterprises shall
20 set and publish guarantee fees, including up-front
21 delivery fees and loan level price adjustments, com-
22 mensurate with the enterprises' reduced credit risk
23 resulting from any new risk-transfer transaction
24 under the pilot program.

1 (c) REPORT.—Not later than the conclusion of the
2 fifth year of the pilot program, the Director shall submit
3 a report to the Congress that assesses the extent to which
4 the pilot program under this section has—

5 (1) transferred credit risk from the Federal
6 Government to the private sector;

7 (2) resulted in reduced guarantee fees for mort-
8 gage originators; and

9 (3) produced benefits or costs for borrowers
10 under qualifying loans under the program.

11 (d) EXTENSION OF PROGRAM.—Based on the assess-
12 ments in the report required under subsection (c), the Di-
13 rector may extend the program beyond its fifth year of
14 operation if the Director determines that such extension
15 would be in the public interest.

16 (e) MITIGATING COUNTERPARTY RISK.—Nothing in
17 this section shall prevent the Director from establishing
18 additional requirements on participants in the pilot pro-
19 gram necessary to mitigate counterparty risk to the enter-
20 prises comparably with other credit risk-transfer struc-
21 tures.

22 (f) DEFINITIONS.—For purposes of this section, the
23 following definitions shall apply:

1 (1) DIRECTOR.—The term “Director” means
2 the Director of the Federal Housing Finance Agen-
3 cy.

4 (2) ELIGIBLE MORTGAGE INSURANCE PRO-
5 VIDER.—The term “eligible mortgage insurance pro-
6 vider” means a company that—

7 (A) is regulated as a mortgage guaranty
8 insurance company by its State of domicile;

9 (B) provides qualifying mortgage insur-
10 ance; and

11 (C) satisfies—

12 (i)(I) minimum requirements estab-
13 lished or recognized by the Director, pur-
14 suant to public notice and comment, with
15 respect to capital, leverage, and reserve re-
16 quirements, or (II) Private Mortgage In-
17 surer Eligibility Requirements published by
18 the enterprises on April 17, 2015; and

19 (ii) and any additional requirements
20 added by subsection (e) of this section.

21 (3) ENTERPRISE.—The term “enterprise” has
22 the meaning given such term in section 1303 of the
23 Federal Housing Enterprises Financial Safety and
24 Soundness Act of 1992 (12 U.S.C. 4502).

1 (4) QUALIFYING LOAN.—The term “qualifying
2 loan” means a first mortgage loan that—

3 (A) is secured by a one-to-four family resi-
4 dence; and

5 (B) is subject to qualifying mortgage in-
6 surance.

7 (5) QUALIFYING MORTGAGE INSURANCE.—The
8 term “qualifying mortgage insurance” means, with
9 respect to a qualifying loan, primary mortgage guar-
10 anty insurance for such qualifying loan that—

11 (A) is placed at the time the qualifying
12 loan is originated;

13 (B) guarantees or insures that portion of
14 the unpaid principal balance of the qualifying
15 loan that is in excess of 50 percent of the value
16 of the property securing the mortgage; and

17 (C) is provided by an eligible mortgage in-
18 surance provider