

107TH CONGRESS
2^D SESSION

S. 2841

To adjust the indexing of multifamily mortgage limits, and for other purposes.

IN THE SENATE OF THE UNITED STATES

AUGUST 1, 2002

Mr. CORZINE (for himself, Mr. CARPER, Mr. ENSIGN, Mr. SCHUMER, and Mr. ALLARD) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To adjust the indexing of multifamily mortgage limits, 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 “FHA Multifamily
5 Housing Loan Limit Improvement Act”.

6 **SEC. 2. INDEXING OF MULTIFAMILY MORTGAGE LIMITS.**

7 (a) SECTION 207 LIMITS.—Section 207(c)(3) of the
8 National Housing Act (12 U.S.C. 1713(c)(3)) is
9 amended—

1 (1) by striking “11,250” and inserting
2 “\$17,460”;

3 (2) by inserting before “; and except that” the
4 following: “; except that the Secretary shall adjust
5 each such dollar amount limitation set forth in this
6 paragraph (as such limitation may have been pre-
7 viously adjusted pursuant to this paragraph) effec-
8 tive January 1 of each year, beginning in 2003, in
9 accordance with the percentage increase, if any, dur-
10 ing the 12-month period ending with the preceding
11 October, in the Annual Construction Cost Index of
12 the Bureau of the Census of the Department of
13 Commerce”; and

14 (3) by inserting after “foregoing dollar amount
15 limitations contained in this paragraph” the fol-
16 lowing: “(as such limitations may have been pre-
17 viously adjusted pursuant to this paragraph)”.

18 (b) SECTION 213 LIMITS.—Section 213(b)(2) of the
19 National Housing Act (12 U.S.C. 1715e(b)(2)) is
20 amended—

21 (1) by striking “\$38,025”, “\$42,120”,
22 “\$50,310”, “\$62,010”, and “\$70,200”, and insert-
23 ing “\$41,207”, “\$47,511”, “\$57,300”, “\$73,343”,
24 and “\$81,708”, respectively;

1 (2) by striking “\$49,140”, “\$60,255”,
2 “\$75,465”, and “\$85,328”, and inserting
3 “\$49,710”, “\$60,446”, “\$78,197”, and “\$85,836”,
4 respectively;

5 (3) by inserting after the colon at the end of
6 the first proviso the following: “*Provided further,*
7 That the Secretary shall adjust each such dollar
8 amount limitation set forth in this paragraph (as
9 such limitation may have been previously adjusted
10 pursuant to this paragraph) effective January 1 of
11 each year, beginning in 2003, in accordance with the
12 percentage increase, if any, during the 12-month pe-
13 riod ending with the preceding October, in the An-
14 nual Construction Cost Index of the Bureau of the
15 Census of the Department of Commerce.”; and

16 (4) by inserting after “foregoing dollar amount
17 limitations contained in this paragraph” the fol-
18 lowing: “(as such limitations may have been pre-
19 viously adjusted pursuant to this paragraph)”.

20 (c) SECTION 220 LIMITS.—Section 220(d)(3)(B)(iii)
21 of the National Housing Act (12 U.S.C.
22 1715k(d)(3)(B)(iii)) is amended—

23 (1) by inserting after “foregoing dollar amount
24 limitations contained in this clause”, the first place
25 such phrase appears, the following: “(as such limita-

1 tions may have been previously adjusted pursuant to
2 this clause)”.

3 (2) by inserting after “*Provided*,” the following:
4 “That the Secretary shall adjust each such dollar
5 amount limitation set forth in this clause (as such
6 limitation may have been previously adjusted pursu-
7 ant to this clause) effective January 1 of each year,
8 beginning in 2003, in accordance with the percent-
9 age increase, if any, during the 12-month period
10 ending with the preceding October, in the Annual
11 Construction Cost Index of the Bureau of the Cen-
12 sus of the Department of Commerce: *Provided fur-*
13 *ther*,”; and

14 (3) by striking “(as determined after the appli-
15 cation of the preceding proviso)” and inserting “(as
16 such limitations may have been previously adjusted
17 pursuant to the preceding proviso and as determined
18 after application of any percentage increase author-
19 ized in this clause relating to units with 2, 3, 4, or
20 more bedrooms)”.

21 (d) SECTION 221(d)(3) LIMITS.—Section
22 221(d)(3)(ii) of the National Housing Act (12 U.S.C.
23 1715l(d)(3)(ii)) is amended—

24 (1) by inserting before “; and except that” the
25 following: “; except that the Secretary shall adjust

1 each such dollar amount limitation set forth in this
2 clause (as such limitation may have been previously
3 adjusted pursuant to this clause) effective January
4 1 of each year, beginning in 2003, in accordance
5 with the percentage increase, if any, during the 12-
6 month period ending with the preceding October, in
7 the Annual Construction Cost Index of the Bureau
8 of the Census of the Department of Commerce”; and

9 (2) by inserting after “foregoing dollar amount
10 limitations contained in this clause” the following:
11 “(as such limitations may have been previously ad-
12 justed pursuant to this clause)”.

13 (e) SECTION 221(d)(4) LIMITS.—Section
14 221(d)(4)(ii) of the National Housing Act (12 U.S.C.
15 1715l(d)(4)(ii)) is amended—

16 (1) by inserting before “; and except that” the
17 following: “; except that the Secretary shall adjust
18 each such dollar amount limitation set forth in this
19 clause (as such limitation may have been previously
20 adjusted pursuant to this clause) effective January
21 1 of each year, beginning in 2003, in accordance
22 with the percentage increase, if any, during the 12-
23 month period ending with the preceding October, in
24 the Annual Construction Cost Index of the Bureau
25 of the Census of the Department of Commerce”; and

1 (2) by inserting after “foregoing dollar amount
2 limitations contained in this clause” the following:
3 “(as such limitations may have been previously ad-
4 justed pursuant to this clause)”.

5 (f) SECTION 231 LIMITS.—Section 231(c)(2) of the
6 National Housing Act (12 U.S.C. 1715v(c)(2)) is
7 amended—

8 (1) by inserting before “; and except that” the
9 following: “; except that the Secretary shall adjust
10 each such dollar amount limitation set forth in this
11 paragraph (as such limitation may have been pre-
12 viously adjusted pursuant to this paragraph) effec-
13 tive January 1 of each year, beginning in 2003, in
14 accordance with the percentage increase, if any, dur-
15 ing the 12-month period ending with the preceding
16 October, in the Annual Construction Cost Index of
17 the Bureau of the Census of the Department of
18 Commerce”; and

19 (2) by inserting after “foregoing dollar amount
20 limitations contained in this paragraph” the fol-
21 lowing: “(as such limitations may have been pre-
22 viously adjusted pursuant to this paragraph)”.

23 (g) SECTION 234 LIMITS.—Section 234(e)(3) of the
24 National Housing Act (12 U.S.C. 1715y(e)(3)) is
25 amended—

1 (1) by inserting before “; except that” the sec-
2 ond place such phrase appears the following: “; ex-
3 cept that the Secretary shall adjust each such dollar
4 amount limitation set forth in this paragraph (as
5 such limitation may have been previously adjusted
6 pursuant to this paragraph) effective January 1 of
7 each year, beginning in 2003, in accordance with the
8 percentage increase, if any, during the 12-month pe-
9 riod ending with the preceding October, in the An-
10 nual Construction Cost Index of the Bureau of the
11 Census of the Department of Commerce”;

12 (2) by inserting after “each of the foregoing
13 dollar amounts” the following: “(as such amounts
14 may have been previously adjusted pursuant to this
15 paragraph)”;

16 (3) by inserting after “foregoing dollar amount
17 limitations contained in this paragraph” the fol-
18 lowing: “(as such limitations may have been pre-
19 viously adjusted pursuant to this paragraph and in-
20 creased pursuant to the preceding clause)”.

21 **SEC. 2. HIGH-COST AREAS.**

22 (a) SECTION 207 LIMITS.—Section 207(c)(3) of the
23 National Housing Act (12 U.S.C. 1713(c)(3)) is
24 amended—

1 (1) by striking “140 percent” and inserting
2 “170 percent”; and

3 (2) by striking “110 percent” and inserting
4 “140 percent”.

5 (b) SECTION 213 LIMITS.—Section 213(b)(2) of the
6 National Housing Act (12 U.S.C. 1715e(b)(2)) is
7 amended—

8 (1) by striking “140 percent” and inserting
9 “170 percent”; and

10 (2) by striking “110 percent” and inserting
11 “140 percent”.

12 (c) SECTION 220 LIMITS.—Section 220(d)(3)(B)(iii)
13 of the National Housing Act (12 U.S.C.
14 1715k(d)(3)(B)(iii)) is amended—

15 (1) by striking “140 percent” and inserting
16 “170 percent”; and

17 (2) by striking “110 percent” and inserting
18 “140 percent”.

19 (d) SECTION 221(d)(3) LIMITS.—Section
20 221(d)(3)(ii) of the National Housing Act (12 U.S.C.
21 1715l(d)(3)(ii)) is amended—

22 (1) by striking “140 percent” and inserting
23 “170 percent”; and

24 (2) by striking “110 percent” and inserting
25 “140 percent”.

1 (e) SECTION 221(d)(4) LIMITS.—Section
2 221(d)(4)(ii) of the National Housing Act (12 U.S.C.
3 1715l(d)(4)(ii)) is amended—

4 (1) by striking “140 percent” and inserting
5 “170 percent”; and

6 (2) by striking “110 percent” and inserting
7 “140 percent”.

8 (f) SECTION 231 LIMITS.—Section 231(c)(2) of the
9 National Housing Act (12 U.S.C. 1715v(c)(2)) is
10 amended—

11 (1) by striking “140 percent” and inserting
12 “170 percent”; and

13 (2) by striking “110 percent” and inserting
14 “140 percent”.

15 (g) SECTION 234 LIMITS.—Section 234(e)(3) of the
16 National Housing Act (12 U.S.C. 1715y(e)(3)) is
17 amended—

18 (1) by striking “140 percent” and inserting
19 “170 percent”; and

20 (2) by striking “110 percent” and inserting
21 “140 percent”.

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