

119TH CONGRESS
1ST SESSION

H. R. 3206

To provide additional requirements for the purchase and sale of conventional mortgages by the enterprises, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MAY 6, 2025

Mr. GARBARINO (for himself and Mr. VICENTE GONZALEZ of Texas) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To provide additional requirements for the purchase and sale of conventional mortgages by the enterprises, 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 “Protecting America’s
5 Property Rights Act”.

6 **SEC. 2. ENSURING SAFE AND SOUND LIEN AND TITLE PRO-**
7 **TECTION PRODUCTS.**

8 (a) PRUDENTIAL MANAGEMENT.—Section 1108(a) of
9 the Federal Housing Enterprises Financial Safety and

1 Soundness Act of 1992 (12 U.S.C. 4513b(a)) is amended
2 by inserting at the end the following:

3 “(12) management of risk related to loss or
4 damage suffered by reason of liens, encumbrances
5 upon, or defects in the title to such property, or the
6 invalidity or unenforceability of any liens or encum-
7 brances thereon by utilizing third party products
8 subject to regulation by—

9 “(A) a ‘State insurance authority’ as de-
10 fined in 15 section 6809(11) of title 15, United
11 States Code; or

12 “(B) a ‘State regulator’ as defined in sec-
13 tion 5481(22) of title 12, United States Code.”.

14 (b) CAPITAL STANDARDS.—In establishing minimum
15 capital level pursuant to section 4612 of title 12, United
16 States Code, the Director shall require the Enterprises to
17 hold an additional 1.00 percent of the unpaid principal
18 balance of any mortgage purchased by the Enterprises
19 that does not meet the requirements of subsection (a).

20 (c) IMPLEMENTATION AND COMPLIANCE.—The Di-
21 rector shall, not later than 180 days after the date of en-
22 actment of this section, issue such regulations and guid-
23 ance as necessary to ensure compliance with subsection
24 (a), including requiring the Enterprises to verify that any

1 product meeting the definition in subsection (a) is appro-
2 priately regulated.

3 (d) DEFINITIONS.—For purposes of this section—

4 (1) the term “Enterprises” shall have the same
5 meaning as in section 4502(10) of title 12, United
6 States Code; and

7 (2) the term “Director” shall have the same
8 meaning as in section 4052(9) of title 12, United
9 States Code.

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