



State of Wisconsin
2003 - 2004 LEGISLATURE

LRBs0249/1
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**ASSEMBLY SUBSTITUTE AMENDMENT 1,
TO 2003 ASSEMBLY BILL 610**

November 11, 2003 - Offered by Representative JESKEWITZ.

1 **AN ACT** *to renumber* 224.71 (1c) and 224.72 (3); *to amend* 15.09 (6), 224.72 (3)
2 (title), 224.72 (5) (a), 224.72 (7m) (intro.), 224.77 (1m) (a), 224.80 (1) and 224.80
3 (2) (a) 1.; and *to create* 15.187, 224.71 (1ag), 224.71 (1d), 224.72 (3) (b), 224.72
4 (3) (c), 224.72 (7) (d) and (e), 224.72 (7m) (am), 224.72 (7p), 224.755 and 224.79
5 of the statutes; **relating to:** qualifications of certain agents of mortgage
6 bankers and mortgage brokers, consumer mortgage brokerage agreements,
7 granting rule-making authority, and providing a penalty.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

8 **SECTION 1.** 15.09 (6) of the statutes is amended to read:
9 15.09 (6) REIMBURSEMENT FOR EXPENSES. Members of a council shall not be
10 compensated for their services, but, except as otherwise provided in this subsection,
11 members of councils created by statute shall be reimbursed for their actual and

1 necessary expenses incurred in the performance of their duties, such reimbursement
2 in the case of an elective or appointive officer or employee of this state who represents
3 an agency as a member of a council to be paid by the agency which pays his or her
4 salary. Members of the loan originator council under s. 15.187 (1) may not be
5 reimbursed for their actual and necessary expenses incurred in the performance of
6 their duties.

7 **SECTION 2.** 15.187 of the statutes is created to read:

8 **15.187 Same; councils. (1)** LOAN ORIGINATOR REVIEW COUNCIL. There is
9 created in the department of financial institutions a loan originator council. The
10 council shall consist of the following members, appointed by the secretary of financial
11 institutions for 4-year terms:

12 (a) Three persons who are loan originators registered under s. 224.72 (1m).

13 (b) Three persons who are agents of mortgage brokers registered under s.
14 224.72 (1m) or agents of mortgage bankers registered under s. 224.72 (1m).

15 (c) The secretary of financial institutions or his or her designee.

16 **SECTION 3.** 224.71 (1ag) of the statutes is created to read:

17 224.71 (1ag) “Affiliate,” when used in reference to any person, means another
18 person who controls, is controlled by, or is under common control with the person.

19 **SECTION 4.** 224.71 (1c) of the statutes is renumbered 224.71 (1e).

20 **SECTION 5.** 224.71 (1d) of the statutes is created to read:

21 224.71 (1d) “Consumer” means a person other than an organization, as defined
22 in s. 421.301 (28), who seeks or acquires mortgage brokerage services for personal,
23 family, or household purposes.

24 **SECTION 6.** 224.72 (3) (title) of the statutes is amended to read:

1 224.72 (3) (title) ~~ADDITIONAL REQUIREMENT~~ REQUIREMENTS FOR LOAN ORIGINATOR
2 APPLICANT.

3 **SECTION 7.** 224.72 (3) of the statutes is renumbered 224.72 (3) (a).

4 **SECTION 8.** 224.72 (3) (b) of the statutes is created to read:

5 224.72 (3) (b) In addition to the requirements of sub. (2), each applicant for
6 registration as a loan originator, other than an applicant employed by an affiliate of
7 a credit union or of an entity described under s. 224.71 (3) (b) 1., shall pass a written
8 examination, approved by the loan originator council, covering primary and
9 subordinate mortgage financing transactions and the provisions of this subchapter.
10 The examination shall be administered by the technical college system board, a
11 professional trade association whose members include loan originators, or any other
12 person approved by the division.

13 **SECTION 9.** 224.72 (3) (c) of the statutes is created to read:

14 224.72 (3) (c) The employer of each applicant for registration as a loan
15 originator, other than an applicant employed by an affiliate of a credit union or of an
16 entity described under s. 224.71 (3) (b) 1., shall obtain a criminal history search
17 relating to the applicant from the records maintained by the department of justice
18 and submit the results of the search to the division.

19 **SECTION 10.** 224.72 (5) (a) of the statutes is amended to read:

20 224.72 (5) (a) *Loan originator.* Except as provided in sub. (7m), upon receiving
21 a properly completed application for registration as a loan originator and the fee
22 specified in rules promulgated under sub. (8) and upon an applicant's compliance
23 with sub. (3) (a) and, if required, sub. (3) (b), the division may issue to the applicant
24 a certificate of registration as a loan originator.

25 **SECTION 11.** 224.72 (7) (d) and (e) of the statutes are created to read:

1 224.72 (7) (d) 1. Except as provided in subd. 2., an applicant for renewal of a
2 certificate of registration as a loan originator, other than an applicant employed by
3 an affiliate of a credit union or of an entity described under s. 224.71 (3) (b) 1., shall,
4 as part of the application, submit evidence that is satisfactory to the division that,
5 during the 2 years preceding the date of application, the applicant has successfully
6 completed at least 16 hours of education approved by the loan originator council
7 covering primary and subordinate mortgage financing transactions and the
8 provisions of this subchapter.

9 2. No later than June 30 of each year, the technical college system board, a
10 professional trade association whose members include loan originators, or any other
11 person approved by the division shall administer an examination or series of
12 examinations, approved by the loan originator council, on the educational subjects
13 required under subd. 1. Any applicant who, as part of the application, submits
14 evidence that is satisfactory to the division that the applicant has passed the
15 examination or series of examinations under this subdivision during the 2 years
16 immediately preceding the date of application is not required to comply with subd.
17 1.

18 (e) If an applicant for renewal of a certificate of registration as a loan originator
19 has changed employers since his or her criminal history was last searched under this
20 paragraph or sub. (3) (c), the applicant's current employer shall obtain a criminal
21 history search relating to the applicant from the records maintained by the
22 department of justice and submit the results of the search to the division.

23 **SECTION 12.** 224.72 (7m) (intro.) of the statutes is amended to read:

1 224.72 **(7m)** DENIAL OF APPLICATION FOR ISSUANCE OR RENEWAL OF REGISTRATION.
2 (intro.) The ~~department~~ division may not issue or renew a certificate of registration
3 under this section if any of the following applies:

4 **SECTION 13.** 224.72 (7m) (am) of the statutes is created to read:

5 224.72 **(7m)** (am) The information provided to the division under sub. (3) (c)
6 or (7) (e) indicates that the applicant has been convicted of a felony and, as a result
7 of the conviction, the applicant represents an unreasonable risk of violating this
8 subchapter, in the opinion of the division.

9 **SECTION 14.** 224.72 (7p) of the statutes is created to read:

10 224.72 **(7p)** RULES FOR APPROVAL OF COMPETENCY EXAMINATIONS AND CONTINUING
11 EDUCATION. The division shall promulgate rules establishing standards for the
12 approval by the loan originator council of examinations in the law of mortgage
13 banking and mortgage brokering under subs. (3) (b) and (7) (d) and the curricula of
14 education under sub. (7) (d).

15 **SECTION 15.** 224.755 of the statutes is created to read:

16 **224.755 Continuing education and examination records.** A loan
17 originator shall keep records documenting compliance with s. 224.72 (7) (d) for at
18 least 4 years. The technical college system board and any professional trade
19 association or other person that administers examinations or provides education
20 under s. 224.72 (7) (d) shall maintain records documenting attendance and
21 examination performance for at least 4 years.

22 **SECTION 16.** 224.77 (1m) (a) of the statutes is amended to read:

23 224.77 **(1m)** (a) The division may assess against a person who is registered
24 under this chapter a forfeiture of not more than \$1,000 \$2,000 for each violation
25 enumerated under sub. (1) (a) to (o) or (r).

1 **SECTION 17.** 224.79 of the statutes is created to read:

2 **224.79 Consumer mortgage brokerage agreements and consumer**

3 **disclosures. (1) FORM AND CONTENT OF CONSUMER MORTGAGE BROKERAGE AGREEMENTS.**

4 Every contract between a mortgage broker and a consumer under which the
5 mortgage broker agrees to provide brokerage services to the consumer shall be in
6 writing, in the form prescribed by rule of the division, and shall contain all
7 information required by rule of the division. The division shall promulgate rules to
8 administer this subsection in consultation with the loan originator council under s.
9 15.187 (1). The division shall design these rules to facilitate the comparison of
10 similar charges and total charges assessed by different mortgage brokers.

11 **(2) CONSUMER DISCLOSURE STATEMENT.** Before entering into a contract with a
12 consumer to provide brokerage services, a mortgage broker shall give the consumer
13 a copy of a consumer disclosure statement, explain the content of the statement, and
14 ensure that the consumer initials or signs the statement, acknowledging that the
15 consumer has read and understands the statement. The consumer disclosure
16 statement shall contain a brief explanation of the relationship between the consumer
17 and the mortgage broker under the proposed contract, a brief explanation of the
18 manner in which the mortgage broker may be compensated under the proposed
19 contract, and any additional information required by rule of the division. The
20 division shall promulgate rules to administer this subsection in consultation with
21 the loan originator council under s. 15.187 (1) and, by rule, shall specify the form and
22 content of the consumer disclosure statement required under this subsection.

23 **SECTION 18.** 224.80 (1) of the statutes is amended to read:

24 **224.80 (1) PENALTIES.** A person who violates s. 224.72 (1m) may be fined not
25 more than ~~\$1,000~~ \$2,000 or imprisoned for not more than ~~6~~ 9 months or both. The

1 district attorney of the county where the violation occurs shall enforce the penalty
2 under this subsection on behalf of the state.

3 **SECTION 19.** 224.80 (2) (a) 1. of the statutes is amended to read:

4 224.80 (2) (a) 1. Twice the amount of the cost of loan origination connected with
5 the transaction, except that the liability under this subdivision may not be less than
6 \$100 nor greater than ~~\$1,000~~ \$2,000 for each violation.

7 **SECTION 20. Nonstatutory provisions.**

8 (1) LOAN ORIGINATOR COUNCIL; INITIAL TERMS. Notwithstanding the length of
9 terms specified for members of the loan originator council under section 15.187 (1)
10 of the statutes, as created by this act, the initial members shall be appointed for the
11 following terms:

12 (a) The members specified under section 15.187 (1) (a) of the statutes, as
13 created by this act, for terms expiring on July 1, 2005.

14 (b) The members specified under section 15.187 (1) (b) of the statutes, as
15 created by this act, for terms expiring on July 1, 2007.

16 **SECTION 21. Initial applicability.**

17 (1) COMPETENCY EXAMINATION. The treatment of section 224.72 (3) (b) of the
18 statutes first applies to applications for a certificate of registration as a loan
19 originator that are pending with the division of banking on July 2, 2005.

20 (2) CONTINUING EDUCATION. The treatment of section 224.72 (7) (d) of the
21 statutes first applies to applications for renewal of a certificate of registration as a
22 loan originator for the registration period beginning July 1, 2007.

23 (END)