



HOUSING BULLETIN



CONNECTICUT CONFERENCE OF MUNICIPALITIES

900 CHAPEL STREET, 9th FLOOR, NEW HAVEN, CT 06510-2807 PHONE (203) 498-3000 • FAX (203) 562-6314

www.ccm-ct.org: Your source for local government management information on the Web

August 11, 2009, No. 09-03

New Laws Expand Mortgage Help For Connecticut Homeowners Facing Foreclosure

Three new laws provide measures that will allow more Connecticut families facing foreclosure to be able to get the financial help they need to stay in their homes: The Connecticut Housing Finance Authority (CHFA) will promulgate the laws.

⇒ Public Act 09-209, *An Act Concerning Implementation of the S.A.F.E. Mortgage Licensing Act*: which mandates the state's foreclosure-mediation process for all foreclosures that began after July 1.

⇒ Public Act 09-144, *An Act Concerning Neighborhood Protection*: which requires property owners facing foreclosure to register in the communities in which such foreclosures are taking place, or with the Mortgage Electronic Registration Systems (MERS). MERS is a process that simplifies the way mortgage "ownership and servicing rights are originated, sold and tracked". It was created by the real estate finance industry to streamline the mortgage process.

- Under the law, owners of foreclosed properties must register with the town/city clerk or with the MERS. A \$100 fee is required to register with a municipality. Property owners provide personal contact information, as well as information on entities responsible for the security and maintenance of such properties.
- P.A. 09-144 also prohibits towns and cities from enacting foreclosure-related measures other than prescribed in the law. Municipalities with existing ordinances are grandfathered in. **Those municipalities interested in passing a more stringent ordinance, should do so prior to October 1** (New Haven has such an ordinance, and CCM can provide you with a copy of it.).

⇒ Public Act 09-219, *An Act Concerning the Emergency Mortgage Assistance Program (EMAP)*: eases the process for more borrowers to get hardship assistance, counseling and refinancing into more affordable 30-year fixed-rate mortgages.

-over-

This bulletin has been sent to all CCM-members Mayors First Selectmen and Town/City Managers.

recycled paper

