

By: Lucio

S.B. No. 1759

A BILL TO BE ENTITLED

AN ACT

relating to the application process for single family housing loans offered by the Texas Department of Housing and Community Affairs.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Subchapter D, Chapter 2306, Government Code, is amended by adding Section 2306.079 to read as follows:

Sec. 2306.079. APPLICATION PROCESS FOR SINGLE FAMILY HOUSING LOANS. (a) The department shall establish and maintain an electronic tracking and notification service by which applicants for single family housing loans offered by the department may receive updated information regarding the application process and their specific application status:

(1) through individualized electronic mail sent to an applicant during each stage of the application process by the department; and

(2) by entering on the department's Internet website the tracking number assigned to a particular application.

(b) Information made available to each applicant regarding the application process must include:

(1) the projected closing date of the loan;

(2) the projected time required for evaluating the application during each stage of the application process; and

(3) staff telephone numbers and e-mail addresses for each stage of the application process.

1 (c) Information made available to each applicant regarding
2 the status of the application must include real-time communication
3 regarding:

4 (1) the movement of the application from one stage of
5 the application process to another; and

6 (2) any major delay or unexpected department action
7 that could affect the actual closing date of the loan.

8 (d) To provide increased public access to internal
9 department decision-making regarding the processing of single
10 family housing loan applications, the department by rule shall
11 establish objective criteria that will govern any special
12 consideration or priority given to applications for single family
13 housing loans, other than criteria specifically required or
14 permitted by law.

15 (e) The department shall expedite or otherwise handle
16 single family housing loan applications outside the ordinary course
17 of application processing only as required or permitted by law or
18 department rule.

19 (f) On the department's Internet website, the department
20 shall identify and describe the rationale or basis for any special
21 consideration or priority given to specific single family housing
22 loan applications that were expedited or otherwise handled outside
23 the ordinary course of application processing.

24 SECTION 2. Not later than December 31, 2011, the Texas
25 Department of Housing and Community Affairs shall establish the
26 electronic tracking and notification service required by Section
27 2306.079, Government Code, as added by this Act.

1 SECTION 3. This Act takes effect September 1, 2011.