

RESCINDED

OCC Bulletin 2010-36| September 16, 2010

Transmittal – See OCC 2020-11

Truth in Lending Act: Annual Dollar Trigger for Certain Home Mortgage Loans

The Board of Governors of the Federal Reserve System published in the August 4, 2010, *Federal Register* its annual amendment to its Regulation Z Commentary related to the dollar amount that triggers requirements for certain home mortgage loans subject to 12 CFR 226.32. The Home Ownership and Equity Protection Act of 1994 established rules for home-secured loans in which the total points and fees payable by the consumer at or before loan closing exceed the greater of \$400 or 8 percent of the total loan amount. The \$400 amount is adjusted annually based on the annual percentage change in the Consumer Price Index that is in effect on June 1. The adjusted dollar amount for 2011 is \$592.

Effective January 1, 2011, the 12 CFR 226.32 points and fees trigger is the greater of \$592 or 8 percent of the total loan amount. This change can be found in the Regulation Z Commentary at 226.32(a)(1)(ii) – 2, which lists the annual adjustments.

You may direct any questions to your supervisory office or OCC Compliance Division (202) 649-5470.

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Deputy Comptroller for Compliance Policy

Related Link

- [Amendment](#)

To

Chief Executive Officers and
Compliance Officers of All
National Banks and National
Bank Operating Subsidiaries,
Department and Division Heads,
and All Examining Personnel