

COUNCIL OF THE DISTRICT OF COLUMBIA


NOTICE

D.C. LAW 3-73

"Cooperative Loan Interest Rate Modification Act
of 1980".

Pursuant to Section 412 of the District of Columbia Self-Government and Governmental Reorganization Act, P. L. 93-198, "the Act", the Council of the District of Columbia Adopted Bill No. 3-223, on first, amended first, and second readings, March 4, 1980, April 1, 1980 and April 22, 1980, respectively. Following the signature of the Mayor on May 14, 1980, this legislation was assigned Act No. 3-182, published in the May 30, 1980, edition of the D.C. Register, (Vol. 27 page 2270) and transmitted to Congress on May 15, 1980 for a 30-day review, in accordance with Section 602 (c)(1) of the Act.

The Council of the District of Columbia hereby gives notice that the 30-day Congressional Review Period has expired, and, therefore, cites this enactment as D.C. LAW 3-73, effective July 1, 1980.


ARRINGTON DIXON
Chairman of the Council

Dates Counted During the 30-day Congressional Review Period:

May	15,16,19,20,21,22,28,29,30
June	2,3,4,5,6,9,10,11,12,13,16,17,18,19,20,23, 24,25,26,27,30

D.C. LAW 3-73
EFFECTIVE DATE JUL 01 1980

AN ACT
D.C. ACT 3-182

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

MAY 14 1980

To amend the District of Columbia Code to include cooperative loans under the requirements pertaining to residential mortgage loans in the District of Columbia, and for other purposes.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA.

That this act may be cited as the "Cooperative Loan Interest Rate Modification Act of 1980".

CODIFICATION
D.C. Code,
sec. 28-3301

Sec. 2. Section 28-3301 of the District of Columbia Code as amended by the Interest Rate Modification Act of 1979, effective November 20, 1979 (D.C. Law 3-38) is amended as follows:

(a) subsection (b) is amended to read as follows:

"(b) Any loan or financial transaction which is secured by a mortgage or deed of trust on residential real property or a security interest in stock or a membership certificate issued to a tenant stockholder or resident member by a cooperative housing organization or the assignment by way of security of the borrower's interest in

the proprietary lease or right of tenancy in property covered by such organization shall be subject to the following requirements:

"(1) the rate of interest thereon, pursuant to an agreement in writing between the borrower and lender, does not exceed simple interest on the unpaid principal balance of the loan or financial transaction at the rate of 15 percent per annum;

"(2) the loan or financial transaction is both contracted for and consummated after October 5, 1979, and no written commitment to make the loan or financial transaction at a lower rate of interest than the maximum rate permitted hereunder was issued by the lender to the borrower prior to October 5, 1979;

"(3) the loan or financial transaction may be prepaid by the borrower at no penalty at any time following the expiration of three years from the execution of the mortgage or deed of trust; and

"(4) any borrower who has made a down payment equaling 20 percent or more of the total purchase price of the property is not required by the lender to make advance payments of the real estate taxes or casualty insurance premiums to enable the lender to have funds on hand for disbursement for payment of such taxes or insurance premiums

and such borrower is informed in writing of his right to pay such taxes and insurance premiums directly.";

(b) subsection (c) is amended to read as follows:

"(c) Any loan or financial transaction, except where the secondary financing is being provided by the owner occupant seller or a federally regulated financial institution, which is secured directly or indirectly by a mortgage or deed of trust other than a first mortgage or first deed of trust on residential real property or a security interest, other than a first security interest, in stock or a membership certificate issued to a tenant stockholder or resident member by a cooperative housing organization or the assignment by way of a security, other than a first security interest, of the borrower's interest in the proprietary lease or first right of tenancy in property covered by such organization in addition to meeting the conditions of subsection (b) shall also be subject to the following conditions:

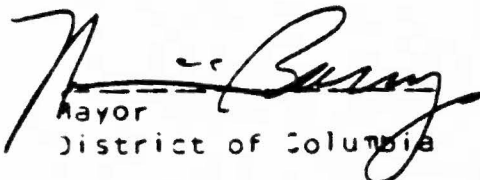
"(1) the loan or financial transaction shall contain a schedule of payments under which each payment shall be equal to, or substantially equal to, the other payments and the intervals between payments shall be substantially equal; and

"(2) the promissory note evidencing the debt, shall be, and shall state on its face, that it is, not negotiable."

Sec. 3. This act shall take effect after a thirty (30) day period of Congressional review following approval by the Mayor (or in the event of veto by the Mayor, action by the Council of the District of Columbia to override the veto) as provided in section 502(c)(1) of the District of Columbia Self-Government and Governmental Reorganization Act, approved December 24, 1973 (87 Stat. 813; D.C. Code, sec. 1-147(c)(1)).



Chairman
Council of the District of Columbia



Mayor
District of Columbia

APPROVED: May 14, 1980

COUNCIL OF THE DISTRICT OF COLUMBIA
RECORD OF OFFICIAL COUNCIL ACTION

DOCKET NO: Bill 3-223

ACTION: To Adopt (3-4-80) First Reading

VOICE VOTE: Unanimous

Absent: Shackleton, Hardy and Ray

ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

CERTIFICATION OF RECORD

John P. Brown
Secretary to the Council

ACTION: To Adopt (4-1-80) Amended First Reading

VOICE VOTE: Unanimous

Absent: Jarvis and Winter

ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

CERTIFICATION OF RECORD

John P. Brown
Secretary to the Council

ACTION: To Adopt (4-22-80) Final Reading

VOICE VOTE: Unanimous

Absent: All Present

ROLL CALL VOTE:

COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.	COUNCIL MEMBER	AYE	NAY	NY	AB.
DIXON					KANE					SHACKLETON				
WINTER					MASON					SPAULDING				
CLARKE					MOORE					WILSON				
HARDY					RAY									
JARVIS					ROLARK									

CERTIFICATION OF RECORD

Secretary to the Council