

ASSEMBLY BILL NO. 480—COMMITTEE ON WAYS AND MEANS

(ON BEHALF OF THE DEPARTMENT OF ADMINISTRATION)

MARCH 23, 2015

Referred to Committee on Ways and Means

SUMMARY—Revises provisions relating to mortgage lending. (BDR 54-1174)

FISCAL NOTE: Effect on Local Government: Increases or Newly Provides for Term of Imprisonment in County or City Jail or Detention Facility.

Effect on the State: Yes.

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to mortgage lending; revising provisions governing the licensing and regulation of escrow agents, escrow agencies, mortgage brokers, mortgage agents and mortgage bankers; authorizing a wholesale lender from outside this State to conduct business in this State; providing for the licensure and regulation of such a wholesale lender as a mortgage broker or mortgage banker; increasing certain fees relating to escrow agents, escrow agencies, mortgage brokers, mortgage agents and mortgage bankers; requiring the Commissioner of Mortgage Lending to prescribe by regulation the requirements for the licensing, regulation and discipline of mortgage servicers; revising provisions governing the administration of the Division of Mortgage Lending of the Department of Business and Industry; and providing other matters properly relating thereto.

**Legislative Counsel’s Digest:**

- 1 Existing law creates the Division of Mortgage Lending within the Department
- 2 of Business and Industry and authorizes the Division to license and regulate escrow
- 3 agents, escrow agencies, mortgage brokers, mortgage agents, mortgage bankers,
- 4 foreclosure consultants and loan modification consultants. (Chapters 645A, 645B,
- 5 645E and 645F of NRS) Existing law establishes the Commissioner of Mortgage



6 Lending, and makes the Commissioner the chief of the Division. (NRS 232.520,  
7 645A.010)  
8 **Sections 3-10** of this bill revise various provisions governing the licensing and  
9 regulation of escrow agents and escrow agencies. **Sections 15-15.8** of this bill  
10 authorize a wholesale lender from outside this State to operate in this State as a  
11 mortgage broker. **Sections 16 and 17** of this bill increase certain fees related to  
12 mortgage brokers.  
13 **Sections 18-18.8** of this bill authorize a wholesale lender from outside this  
14 State to operate in this State as a mortgage banker. **Section 19** of this bill increases  
15 certain fees related to mortgage bankers.  
16 **Sections 86.2-86.7** of this bill provide for the licensure, regulation and  
17 discipline of mortgage servicers through regulations adopted by the Commissioner  
18 of Mortgage Lending.  
19 **Sections 89 and 92** of this bill revise certain provisions related to the powers  
20 and duties of the Commissioner. **Section 102** of this bill repeals two sections of  
21 existing law that are made redundant by other provisions of this bill.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** NRS 645.8725 is hereby amended to read as  
2 follows:  
3 645.8725 "Escrow" has the meaning ascribed to it in  
4 ~~subsection 4 of~~ NRS 645A.010.  
5 **Sec. 2.** NRS 645.8731 is hereby amended to read as follows:  
6 645.8731 "Escrow agent" has the meaning ascribed to it in  
7 ~~subsection 6 of~~ NRS 645A.010.  
8 **Sec. 3.** Chapter 645A of NRS is hereby amended by adding  
9 thereto the provisions set forth as sections 4 and 5 of this act.  
10 **Sec. 4. 1.** *The Commissioner may require that any*  
11 *application, fee, fine, form or filing required pursuant to this*  
12 *chapter be submitted to the Commissioner through the Registry*  
13 *and that the applicant or licensee pay any costs associated with the*  
14 *use of the Registry.*  
15 *2. All fees, assessments or penalties received by the*  
16 *Commissioner pursuant to this chapter are in addition to any costs*  
17 *or fees that may be required by the Registry and are*  
18 *nonrefundable. All fees, assessments and penalties received by the*  
19 *Commissioner pursuant to this chapter must be deposited in the*  
20 *Account for Mortgage Lending created by NRS 645F.270.*  
21 **Sec. 5. 1.** *An escrow agent shall not act as or provide the*  
22 *services of an escrow agent on behalf of any escrow agency other*  
23 *than an escrow agency that has notified the Commissioner*  
24 *pursuant to subsection 2 that the escrow agent is employed by and*  
25 *associated with that escrow agency.*  
26 *2. Before employing or associating with an escrow agent to*  
27 *administer escrows on its behalf, an escrow agency must:*



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1 (a) *File with the Commissioner, on a form and in a manner*  
2 *prescribed by the Commissioner, a request to associate with the*  
3 *escrow agent; and*

4 (b) *Pay the fee required by NRS 645A.040.*

5 3. *An escrow agent shall not associate or begin employment*  
6 *with an escrow agency until the Commissioner has provided notice*  
7 *to the escrow agency of acceptance of the request to associate with*  
8 *the escrow agent.*

9 4. *An escrow agent shall not directly or indirectly receive any*  
10 *compensation, remuneration or fees related to the business of*  
11 *administering escrows from any escrow agency that the escrow*  
12 *agent is not associated with and employed by pursuant to this*  
13 *section.*

14 **Sec. 6.** NRS 645A.010 is hereby amended to read as follows:  
15 645A.010 As used in this chapter, unless the context otherwise  
16 requires:

17 1. *“Business of administering escrows” or “administering*  
18 *escrows” means the process of managing, conducting or*  
19 *supervising an escrow or escrow-related transaction as an escrow*  
20 *agent or escrow agency.*

21 2. *“Client” means a person that has engaged an escrow agent*  
22 *or escrow agency to administer an escrow related to a transaction.*

23 3. “Commissioner” means the Commissioner of Mortgage  
24 Lending.

25 ~~4.~~ 4. “Construction control” has the meaning ascribed to it in  
26 NRS 627.050.

27 ~~5.~~ 5. *“Control person” means an executive officer, director,*  
28 *general partner, trustee, member or shareholder of an applicant or*  
29 *a licensee, or a person, who has the authority to participate in the*  
30 *direction, directly or indirectly through one or more other persons,*  
31 *of the management or policies of an applicant or a licensee.*

32 6. “Division” means the Division of Mortgage Lending of the  
33 Department of Business and Industry.

34 ~~7.~~ 7. “Escrow” means any transaction wherein one person,  
35 for the purpose of effecting *or closing* the sale, *purchase, exchange,*  
36 transfer, encumbering or leasing of real or personal property to  
37 another person ~~or persons,~~ *delivers any written instrument,*  
38 money, evidence of title to real or personal property, or other thing  
39 of value to a third person *to be held by such third person* until the  
40 happening of a specified event or the performance of a prescribed  
41 condition, when it is then to be delivered by such third person, *in*  
42 *compliance with instructions under which he or she is to act,* to a  
43 grantee, grantor, promisee, promisor, obligee, obligor, *lessee, lessor,*  
44 bailee, bailor or any agent or employee ~~of any of the latter.~~  
45 *thereof.* The term includes ~~the collection of payments and the~~



~~performance of related services by a third person in connection with a loan secured by a lien on real property and~~ the performance of the services of a construction control.

~~5.]~~ 8. “Escrow agency” means:

(a) Any person who employs one or more escrow agents; or

(b) An escrow agent who administers escrows on his or her own behalf.

~~6.]~~ 9. “Escrow agent” means any *natural* person *employed by and associated with an escrow agency* engaged in the business of administering escrows for compensation.

*10. “Registry” has the meaning ascribed to it in NRS 645B.0128.*

Sec. 7. NRS 645A.015 is hereby amended to read as follows:

645A.015 ~~{The provisions of this chapter do not apply to:}~~

*1. Except as otherwise provided in subsection 2, it shall be unlawful for any person to engage in or carry on, or hold himself or herself out as engaging in or carrying on, the business of administering escrows or to act in the capacity of an escrow agent or escrow agency within this State or with respect to any transaction involving real or personal property located in this State without first obtaining a license as an escrow agent or escrow agency issued by the Commissioner pursuant to the requirements of this chapter.*

*2. The licensing requirements of this chapter do not apply to:*

(a) Any person ~~+~~

~~—(a) Doing} doing~~ business under the laws of this State or the United States relating to banks, mutual savings banks, trust companies, savings and loan associations, common and consumer finance companies or industrial loan companies; ~~{or}~~

(b) ~~{Licensed}~~ *Any person licensed* pursuant to chapter 692A of NRS ~~+~~

~~—2.— An attorney at law rendering services in the performance of his or her duties as attorney at law, except an attorney actively engaged in conducting an escrow agency.~~

~~—3.—~~ ;

(c) *Any person licensed to practice law in this State if:*

*(1) The escrow transaction is performed by the attorney while engaged in the practice of law, or by employees of the law firm under the direct supervision of the attorney while engaged in the practice of law;*

*(2) The escrow transaction is performed under the name of a person or entity identified and operated as a law firm; and*

*(3) Any money provided to the attorney related to the escrow, other than money designated for attorney’s fees and costs, is deposited into, maintained within and disbursed from a client*



1 *trust account that complies with rules of this State governing the*  
2 *conduct of attorneys;*

3 (d) Any firm or corporation which lends money on real or  
4 personal property and is subject to licensing, supervision or auditing  
5 by an agency of the United States or of this State †

6 ~~—4.† ; or~~

7 (e) Any person doing any act under order of any court.

8 3. *As used in this section, “law firm” has the meaning*  
9 *ascribed to it in NRS 38.435.*

10 **Sec. 8.** NRS 645A.020 is hereby amended to read as follows:

11 645A.020 1. ~~{A person who wishes to be licensed as an~~  
12 ~~escrow agent or agency must file a written application in the Office~~  
13 ~~of the Commissioner.} *An application for, or renewal of, a license*~~  
14 ~~*as an escrow agency or escrow agent shall be made in writing to*~~  
15 ~~*the Commissioner on a form and in a manner prescribed by the*~~  
16 ~~*Commissioner.*~~

17 2. ~~{The application must:~~

18 ~~—(a) Be verified.~~

19 ~~—(b) Be accompanied by the appropriate fee prescribed in~~  
20 ~~NRS 645A.040.~~

21 ~~—(c) State the location of the applicant’s principal office and~~  
22 ~~branch offices in the State and residence address.~~

23 ~~—(d) State the name under which the applicant will conduct~~  
24 ~~business.~~

25 ~~—(e) List the names, residence and business addresses of all~~  
26 ~~persons having an interest in the business as principals, partners,~~  
27 ~~officers, trustees or directors, specifying the capacity and title of~~  
28 ~~each.~~

29 ~~—(f) Indicate the general plan and character of the business.~~

30 ~~—(g) State the length of time the applicant has been engaged in the~~  
31 ~~escrow business.~~

32 ~~—(h) Require a financial statement of the applicant.~~

33 ~~—(i) Require such other information as the Commissioner~~  
34 ~~determines necessary.~~

35 ~~—(j) If for an escrow agency, designate a natural person to receive~~  
36 ~~service of process in this State for the agency.~~

37 ~~—(k) Include a complete set of the fingerprints of the applicant or,~~  
38 ~~if the applicant is not a natural person, a complete set of the~~  
39 ~~fingerprints of each person who will have an interest in the escrow~~  
40 ~~agency as a principal, partner, officer, director or trustee, and~~  
41 ~~written permission authorizing the Division to forward the~~  
42 ~~fingerprints to the Central Repository for Nevada Records of~~  
43 ~~Criminal History for submission to the Federal Bureau of~~  
44 ~~Investigation for its report.~~



~~(1) Include all information required to complete the application.]~~

*An applicant shall include in an application for an initial license:*

- (a) Any application fee required pursuant to NRS 645A.040;*
- (b) All content required to be included in the application by the Commissioner;*

*(c) Written consent authorizing the Commissioner to conduct a background investigation of the applicant and, if applicable, each control person of the applicant, including, without limitation, authorization to obtain:*

*(1) An independent credit report from a consumer reporting agency described in section 603(f) of the Fair Credit Reporting Act, 15 U.S.C. § 1681a(f);*

*(2) A criminal history report from the Federal Bureau of Investigation or any criminal history repository of any state, national or international governmental agency or entity; and*

*(3) Information related to any administrative, civil or criminal proceedings in any jurisdiction in which the applicant, or a control person of the applicant, is or has been a party;*

*(d) A complete set of fingerprints of the applicant or, if the applicant is not a natural person, a complete set of fingerprints of each control person of the applicant to forward to the Central Repository for Nevada Records of Criminal History for submission to the Federal Bureau of Investigation for its report; and*

*(e) Any other information required by this chapter, the Commissioner, an order of the Commissioner or requested in connection with the evaluation and investigation of the qualifications and suitability of the applicant for licensure.*

*3. The applicant shall include in an application for renewal of an existing license:*

*(a) Any renewal fee required pursuant to NRS 645A.040;*

*(b) All content required by the Commissioner in the application form; and*

*(c) Any other information required by this chapter, the Commissioner, an order of the Commissioner or requested in connection with the evaluation and investigation of the qualifications and suitability of the applicant for licensure.*

*4. If the Commissioner determines, after investigation, that the experience, character, financial condition, business reputation and general fitness of the applicant, or the control persons of the applicant, are such as to command the confidence of the public and to warrant the belief that the business conducted will protect and safeguard the public, the Commissioner shall issue or renew a license to the applicant as an escrow agent or escrow agency.*

~~4. The Commissioner may waive the investigation required by subsection 3 if the applicant submits with the application~~



1 ~~satisfactory proof that the applicant, in good standing, currently~~  
2 ~~holds a license, or held a license, within 1 year before the date the~~  
3 ~~applicant submits his or her application, which was issued pursuant~~  
4 ~~to the provisions of NRS 692A.103.]~~

5 5. An ~~escrow agent or agency shall immediately notify~~  
6 *applicant for a license, and a licensee upon the issuance or*  
7 *renewal of a license, shall have a continuing obligation to provide*  
8 *written notification to* the Division of any material change in the  
9 information contained in the application ~~for an initial license or~~  
10 *renewal of an existing license.*

11 6. A person may not be licensed as an escrow agent or agency  
12 or be a ~~principal, partner, officer, director or trustee~~ *control person*  
13 of an escrow agency if the person is the holder of an active license  
14 issued pursuant to chapter 645 of NRS.

15 7. If the Commissioner finds that additional information is  
16 required to consider the application, the Commissioner shall send a  
17 letter to the applicant which specifies the additional requirements  
18 that the applicant must satisfy within 30 days after receiving the  
19 letter to obtain a license. If the applicant does not satisfy all  
20 additional requirements set forth in the letter within 30 days after  
21 receipt of the letter, the application will be deemed to have been  
22 denied, and the applicant must reapply to obtain a license. The  
23 Commissioner may, for good cause, extend the 30-day period  
24 prescribed in this subsection.

25 **Sec. 9.** NRS 645A.032 is hereby amended to read as follows:

26 645A.032 1. The Division shall issue to each licensee a  
27 license which:

28 (a) Shows the name and address of the licensee, and in the case  
29 of an escrow agent, the name of the *licensed* escrow agency with  
30 whom the escrow agent will be *employed and* associated ~~for~~ *;* *and*

31 (b) ~~Has imprinted thereon the seal of the Division.~~  
32 ~~(c)~~ Contains any additional ~~matter~~ *information* prescribed by  
33 the ~~Division.~~ *Commissioner.*

34 2. No escrow agent may be associated with ~~for~~ *and* employed  
35 by more than one escrow agency at the same time.

36 **Sec. 10.** NRS 645A.036 is hereby amended to read as follows:

37 645A.036 1. Every escrow agency shall maintain a definite  
38 place of business ~~, within the State,~~ which must be a room or  
39 rooms used for the transaction of escrows, or such business and any  
40 allied businesses, and which must serve as the office for the  
41 transaction of business pursuant to the authority granted in the  
42 license.

43 2. The place of business must be specified in the application  
44 for the license and so designated on the license.



1 3. A license does not authorize the licensee to transact business  
2 from any office other than that designated in the license.

3 **Sec. 11.** (Deleted by amendment.)

4 **Sec. 11.5.** NRS 645A.041 is hereby amended to read as  
5 follows:

6 645A.041 1. Except as otherwise provided in NRS  
7 645A.042, as a condition to doing business in this State, each  
8 escrow agency shall deposit with the Commissioner and keep in full  
9 force and effect a corporate surety bond payable to the State of  
10 Nevada, in the amount set forth in subsection 4, which is executed  
11 by a corporate surety satisfactory to the Commissioner and which  
12 names as principals the escrow agency and all escrow agents  
13 employed by ~~for~~ and associated with the escrow agency.

14 2. At the time of filing an application for a license as an escrow  
15 agent, the applicant shall file with the Commissioner proof that the  
16 applicant is named as a principal on the corporate surety bond  
17 deposited with the Commissioner by the escrow agency with whom  
18 he or she is associated ~~for~~ employed.

19 3. The bond must be in substantially the following form:

20  
21 Know All Persons by These Presents, that .....,  
22 as principal, and ....., as surety, are held and  
23 firmly bound unto the State of Nevada for the use and benefit  
24 of any person who suffers damages because of a violation of  
25 any of the provisions of chapter 645A of NRS, in the sum of  
26 ....., lawful money of the United States, to be paid to the  
27 State of Nevada for such use and benefit, for which payment  
28 well and truly to be made, and that we bind ourselves, our  
29 heirs, executors, administrators, successors and assigns,  
30 jointly and severally, firmly by these presents.

31 The condition of that obligation is such that: Whereas, the  
32 principal has been issued a license as an escrow agency or  
33 escrow agent by the Commissioner of Mortgage Lending of  
34 the Department of Business and Industry of the State of  
35 Nevada and is required to furnish a bond, which is  
36 conditioned as set forth in this bond:

37 Now, therefore, if the principal, his or her agents and  
38 employees, strictly, honestly and faithfully comply with the  
39 provisions of chapter 645A of NRS, and pay all damages  
40 suffered by any person because of a violation of any of the  
41 provisions of chapter 645A of NRS, or by reason of any  
42 fraud, dishonesty, misrepresentation or concealment of  
43 material facts growing out of any transaction governed by the  
44 provisions of chapter 645A of NRS, then this obligation is  
45 void; otherwise it remains in full force.





This bond becomes effective on the .....(day) of .....(month) of .....(year), and remains in force until the surety is released from liability by the Commissioner of Mortgage Lending or until this bond is cancelled by the surety. The surety may cancel this bond and be relieved of further liability hereunder by giving 60 days' written notice to the principal and to the Commissioner of Mortgage Lending of the Department of Business and Industry of the State of Nevada.

In Witness Whereof, the seal and signature of the principal hereto is affixed, and the corporate seal and the name of the surety hereto is affixed and attested by its authorized officers at ....., Nevada, this .....(day) of .....(month) of .....(year).

..... (Seal)

Principal

..... (Seal)

Surety

By .....

Attorney-in-fact

.....  
Nevada Licensed Insurance Agent

4. Each escrow agency shall deposit a corporate surety bond that complies with the provisions of this section or a substitute form of security that complies with the provisions of NRS 645A.042 in the following amount based upon the average monthly balance of the trust account or escrow account maintained by the escrow agency pursuant to NRS 645A.160:

AVERAGE MONTHLY BALANCE	AMOUNT OF BOND OR SECURITY REQUIRED
\$50,000 or less.....	\$20,000
More than \$50,000 but not more than \$250,000 .....	50,000
More than \$250,000 but not more than \$500,000 .....	100,000
More than \$500,000 but not more than \$750,000 .....	150,000
More than \$750,000 but not more than \$1,000,000 ....	200,000
More than \$1,000,000 .....	250,000

The Commissioner shall determine the appropriate amount of the surety bond or substitute form of security that must be deposited initially by the escrow agency based upon the expected average monthly balance of the trust account or escrow account maintained by the escrow agency pursuant to NRS 645A.160. After the initial



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1 deposit, the Commissioner shall, on a semiannual basis, determine  
2 the appropriate amount of the surety bond or substitute form of  
3 security that must be deposited by the escrow agency based upon the  
4 average monthly balance of the trust account or escrow account  
5 maintained by the escrow agency pursuant to NRS 645A.160.

6 5. A bond used to satisfy the requirements of NRS 627.180 or a  
7 substitute for that bond which satisfies the requirements of NRS  
8 627.183 may be used to satisfy the requirements of this section if:

9 (a) The amount required by NRS 627.180 for a bond is not less  
10 than the amount required by this section for a bond; or

11 (b) The amount required by NRS 627.180 for a bond is less than  
12 the amount required by this section for a bond, and the escrow  
13 agency deposits an additional bond in an amount not less than the  
14 difference between the amount required by NRS 627.180 and the  
15 amount required by this section.

16 **Sec. 11.7.** NRS 645A.196 is hereby amended to read as  
17 follows:

18 645A.196 1. Whenever an escrow agent terminates, for any  
19 reason, his or her employment with the escrow agency with whom  
20 the escrow agent was associated, the escrow agency shall:

21 (a) Immediately deliver or send by certified mail to the Division  
22 the escrow agent's license, together with a written statement of the  
23 circumstances surrounding the termination.

24 (b) At the time of delivering or mailing the license to the  
25 Division, address a communication to the last known residence  
26 address of the escrow agent, advising the escrow agent that his or  
27 her license has been delivered or mailed to the Division. A copy of  
28 the communication must accompany the license when delivered or  
29 mailed to the Division.

30 2. An escrow agent shall not perform either directly or  
31 indirectly any act for which a license is required pursuant to this  
32 chapter:

33 (a) On or after the date the Division receives the escrow agent's  
34 license from the escrow agency until the license is transferred or  
35 reissued or until a new license is issued.

36 (b) Without being associated with ~~for~~ and employed by a  
37 licensed escrow agency.

38 **Sec. 12.** NRS 645A.221 is hereby amended to read as follows:

39 645A.221 If a person, or any general partner, director, officer,  
40 agent or employee of a person, violates the provisions of NRS  
41 ~~645A.210~~ 645A.015 or 645A.220:

42 1. Any contracts entered into by that person for the escrow  
43 transaction are voidable by the other party to the contract; and



1 2. In addition to any other remedy or penalty, the  
2 Commissioner may impose an administrative fine of not more than  
3 \$50,000.

4 **Sec. 13.** NRS 645A.222 is hereby amended to read as follows:

5 645A.222 In addition to any other remedy or penalty, if a  
6 person violates the provisions of NRS ~~645A.210~~ **645A.015** or  
7 645A.220, the respective parties to the escrow transaction may bring  
8 a civil action against the person for:

9 1. Actual and consequential damages;

10 2. Punitive damages, which are subject to the provisions of  
11 NRS 42.005;

12 3. Reasonable attorney's fees and costs; and

13 4. Any other legal or equitable relief that the court deems  
14 appropriate.

15 **Sec. 14.** NRS 645A.230 is hereby amended to read as follows:

16 645A.230 Any person who violates:

17 1. NRS **645A.015**, 645A.160 ~~645A.210~~ or 645A.220 is  
18 guilty of a gross misdemeanor.

19 2. Any other provision of this chapter is guilty of a  
20 misdemeanor.

21 **Sec. 15.** Chapter 645B of NRS is hereby amended by adding  
22 thereto a new section to read as follows:

23 *"Wholesale lender" means a person who:*

24 1. *Holds himself or herself out:*

25 (a) *For hire to serve as an agent for any person who has*  
26 *money to lend, if the loan is or will be secured by a lien on real*  
27 *property;*

28 (b) *As being able to make loans secured by liens on real*  
29 *property; or*

30 (c) *As being able to buy or sell notes secured by liens on real*  
31 *property; and*

32 2. *Does not directly:*

33 (a) *Take or receive an application from a borrower for a loan*  
34 *which will be secured by a lien on real property; or*

35 (b) *Negotiate any terms with a borrower relating to a loan*  
36 *which will be secured by a lien on real property.*

37 **Sec. 15.4.** NRS 645B.010 is hereby amended to read as  
38 follows:

39 645B.010 As used in this chapter, unless the context otherwise  
40 requires, the words and terms defined in NRS 645B.0104 to  
41 645B.0135, inclusive, **and section 15 of this act** have the meanings  
42 ascribed to them in those sections.



1       **Sec. 15.6.** NRS 645B.0127 is hereby amended to read as  
2 follows:

3       645B.0127 1. "Mortgage broker" means a person who,  
4 directly or indirectly:

5       (a) Holds himself or herself out for hire to serve as an agent for  
6 any person in an attempt to obtain a loan which will be secured by a  
7 lien on real property;

8       (b) Holds himself or herself out for hire to serve as an agent for  
9 any person who has money to lend, if the loan is or will be secured  
10 by a lien on real property;

11       (c) Holds himself or herself out as being able to make loans  
12 secured by liens on real property;

13       (d) Holds himself or herself out as being able to buy or sell  
14 notes secured by liens on real property; or

15       (e) Offers for sale in this State any security which is exempt  
16 from registration under state or federal law and purports to make  
17 investments in promissory notes secured by liens on real property.

18       2. *The term includes a wholesale lender.*

19       3. The term does not include a person who is licensed as a  
20 mortgage banker, as defined in NRS 645E.100, unless the person is  
21 also licensed as a mortgage broker pursuant to this chapter.

22       **Sec. 15.8.** NRS 645B.020 is hereby amended to read as  
23 follows:

24       645B.020 1. A person who wishes to be licensed as a  
25 mortgage broker must file a written application for a license with the  
26 Office of the Commissioner and pay the fee required pursuant to  
27 NRS 645B.050. The Commissioner may require the applicant or  
28 person to submit the information or pay the fee directly to the  
29 Division or, if the applicant or person is required to register or  
30 voluntarily registers with the Registry, to the Division through the  
31 Registry. An application for a license as a mortgage broker must:

32       (a) State the name, residence address and business address of the  
33 applicant and , *if the applicant is a mortgage broker other than a*  
34 *wholesale lender*, the location of each principal office and branch  
35 office at which the mortgage broker will conduct business within  
36 this State . ~~including, without limitation,~~

37       **(b) State the location of any principal office**, office or other  
38 place of business located outside this State from which the mortgage  
39 broker will conduct business in this State and any office or other  
40 place of business which the applicant maintains as a corporate or  
41 home office.

42       ~~(b)~~ **(c)** State the name under which the applicant will conduct  
43 business as a mortgage broker.

44       ~~(c)~~ **(d)** List the name, residence address and business address  
45 of each person who will:



1 (1) If the applicant is not a natural person, have an interest in  
2 the mortgage broker as a principal, partner, officer, director or  
3 trustee, specifying the capacity and title of each such person.

4 (2) Be associated with or employed by the mortgage broker  
5 as a mortgage agent.

6 ~~(d)~~ (e) Include a general business plan and a description of the  
7 policies and procedures that the mortgage broker and his or her  
8 mortgage agents will follow to arrange and service loans and to  
9 conduct business pursuant to this chapter.

10 ~~(e)~~ (f) State the length of time the applicant has been engaged  
11 in the business of a mortgage broker.

12 ~~(f)~~ (g) Include a financial statement of the applicant and, if  
13 applicable, satisfactory proof that the applicant will be able to  
14 maintain continuously the net worth required pursuant to  
15 NRS 645B.115.

16 ~~(g)~~ (h) Include all information required to complete the  
17 application.

18 ~~(h)~~ (i) Unless fingerprints were submitted to the Registry for  
19 the person, include a complete set of fingerprints for each natural  
20 person who is a principal, partner, officer, director or trustee of the  
21 applicant which the Division may forward to the Central Repository  
22 for Nevada Records of Criminal History for submission to the  
23 Federal Bureau of Investigation for its report.

24 ~~(i)~~ (j) Include any other information required pursuant to the  
25 regulations adopted by the Commissioner or an order of the  
26 Commissioner.

27 2. If a mortgage broker will conduct business in this State at  
28 one or more branch offices, the mortgage broker must apply for a  
29 license for each such branch office.

30 3. Except as otherwise provided by law, the Commissioner  
31 shall issue a license to an applicant as a mortgage broker if:

32 (a) The application is verified by the Commissioner and  
33 complies with the requirements of this chapter; and

34 (b) The applicant and each general partner, officer or director of  
35 the applicant, if the applicant is a partnership, corporation or  
36 unincorporated association:

37 (1) Has demonstrated financial responsibility, character and  
38 general fitness so as to command the confidence of the community  
39 and warrant a determination that the applicant will operate honestly,  
40 fairly and efficiently for the purposes of this chapter.

41 (2) Has not been convicted of, or entered or agreed to enter a  
42 plea of guilty or nolo contendere to, a felony in a domestic, foreign  
43 or military court within the 7 years immediately preceding the date  
44 of the application, or at any time if such felony involved an act of



1 fraud, dishonesty or a breach of trust, moral turpitude or money  
2 laundering.

3 (3) Has not made a false statement of material fact on the  
4 application.

5 (4) Has never had a license or registration as a mortgage  
6 agent, mortgage banker, mortgage broker or residential mortgage  
7 loan originator revoked in this State or any other jurisdiction or had  
8 a financial services license revoked within the immediately  
9 preceding 10 years.

10 (5) Has not violated any provision of this chapter or chapter  
11 645E of NRS, a regulation adopted pursuant thereto or an order of  
12 the Commissioner.

13 4. A person may apply for a license for an office or other place  
14 of business located outside this State from which the applicant will  
15 conduct business in this State if the applicant has a license issued  
16 pursuant to this chapter for an office or other place of business  
17 located in this State ~~†~~ *or if the applicant will conduct business in*  
18 *this State only as a wholesale lender*, and the applicant submits  
19 with the application for a license a statement signed by the applicant  
20 which states that the applicant agrees to:

21 (a) Make available *electronically or* at a location within this  
22 State the books, accounts, papers, records and files of the office or  
23 place of business located outside this State to the Commissioner or a  
24 representative of the Commissioner; or

25 (b) Pay the reasonable expenses for travel, meals and lodging of  
26 the Commissioner or a representative of the Commissioner incurred  
27 during any investigation or examination made at the office or place  
28 of business located outside this State.

29 ➔ The applicant must be allowed to choose between paragraph (a)  
30 or (b) in complying with the provisions of this subsection.

31 **Sec. 16.** NRS 645B.050 is hereby amended to read as follows:

32 645B.050 1. A license as a mortgage broker issued pursuant  
33 to this chapter expires each year on December 31, unless it is  
34 renewed. To renew such a license, the licensee must submit to  
35 the Commissioner on or after November 1 and on or before  
36 December 31 of each year, or on a date otherwise specified by the  
37 Commissioner by regulation:

38 (a) An application for renewal;

39 (b) The fee required to renew the license pursuant to this  
40 section;

41 (c) The information required pursuant to NRS 645B.051; and

42 (d) All information required by the Commissioner or, if  
43 applicable, required by the Registry to complete the renewal.

44 2. If the licensee fails to submit any item required pursuant to  
45 subsection 1 to the Commissioner on or after November 1 and on or



1 before December 31 of any year, unless a different date is specified  
2 by the Commissioner by regulation, the license is cancelled as of  
3 December 31 of that year. The Commissioner may reinstate a  
4 cancelled license if the licensee submits to the Commissioner on or  
5 before February 28 of the following year:

6 (a) An application for renewal;

7 (b) The fee required to renew the license pursuant to this  
8 section;

9 (c) The information required pursuant to NRS 645B.051;

10 (d) Except as otherwise provided in this section, a reinstatement  
11 fee of not more than \$200; and

12 (e) All information required to complete the reinstatement.

13 3. Except as otherwise provided in NRS 645B.016, a certificate  
14 of exemption issued pursuant to this chapter expires each year on  
15 December 31, unless it is renewed. To renew a certificate of  
16 exemption, a person must submit to the Commissioner on or after  
17 November 1 and on or before December 31 of each year or on a date  
18 otherwise specified by the Commissioner by regulation:

19 (a) An application for renewal that includes satisfactory proof  
20 that the person meets the requirements for an exemption from the  
21 provisions of this chapter; and

22 (b) The fee required to renew the certificate of exemption.

23 4. If the person fails to submit any item required pursuant to  
24 subsection 3 to the Commissioner on or after November 1 and on or  
25 before December 31 of any year, unless a different date is specified  
26 by the Commissioner by regulation, the certificate of exemption is  
27 cancelled as of December 31 of that year. Except as otherwise  
28 provided in NRS 645B.016, the Commissioner may reinstate a  
29 cancelled certificate of exemption if the person submits to the  
30 Commissioner on or before February 28 of the following year:

31 (a) An application for renewal that includes satisfactory proof  
32 that the person meets the requirements for an exemption from the  
33 provisions of this chapter;

34 (b) The fee required to renew the certificate of exemption; and

35 (c) Except as otherwise provided in this section, a reinstatement  
36 fee of not more than \$100.

37 5. Except as otherwise provided in this section, a person must  
38 pay the following fees to apply for, to be issued or to renew a  
39 license as a mortgage broker pursuant to this chapter:

40 (a) To file an original application for a license, not more than  
41 \$1,500 for the principal office and not more than ~~\$401~~ \$400 for  
42 each branch office. The person must also pay such additional  
43 expenses incurred in the process of investigation as the  
44 Commissioner deems necessary.



1 (b) To be issued a license, not more than \$1,000 for the principal  
2 office and not more than ~~\$60~~ \$100 for each branch office.

3 (c) To renew a license, not more than \$500 for the principal  
4 office and not more than \$100 for each branch office.

5 6. Except as otherwise provided in this section, a person must  
6 pay the following fees to apply for or to renew a certificate of  
7 exemption pursuant to this chapter:

8 (a) To file an application for a certificate of exemption, not more  
9 than \$200.

10 (b) To renew a certificate of exemption, not more than \$100.

11 7. To be issued a duplicate copy of any license or certificate of  
12 exemption, a person must make a satisfactory showing of its loss  
13 and pay a fee of not more than \$10.

14 8. Except as otherwise provided in this chapter, all fees  
15 received pursuant to this chapter are in addition to any fee required  
16 to be paid to the Registry and must be deposited in the Account for  
17 Mortgage Lending created by NRS 645F.270.

18 9. The Commissioner may, by regulation, adjust any fee or  
19 date set forth in this section if the Commissioner determines that  
20 such an adjustment is necessary for the Commissioner to carry out  
21 his or her duties pursuant to this chapter. The amount of any  
22 adjustment in a fee pursuant to this subsection must not exceed the  
23 amount determined to be necessary for the Commissioner to carry  
24 out his or her duties pursuant to this chapter.

25 10. The Commissioner may require a licensee to submit an  
26 item or pay a fee required by this section directly to the  
27 Commissioner or, if the licensee is required to register or voluntarily  
28 registers with the Registry, to the Commissioner through the  
29 Registry.

30 **Sec. 17.** NRS 645B.430 is hereby amended to read as follows:

31 645B.430 1. A license as a mortgage agent issued pursuant to  
32 NRS 645B.410 expires each year on December 31, unless it is  
33 renewed. To renew a license as a mortgage agent, the holder of the  
34 license must continue to meet the requirements of subsection 3 of  
35 NRS 645B.410 and must submit to the Commissioner on or after  
36 November 1 and on or before December 31 of each year, or on a  
37 date otherwise specified by the Commissioner by regulation:

38 (a) An application for renewal;

39 (b) Except as otherwise provided in this section, satisfactory  
40 proof that the holder of the license as a mortgage agent attended at  
41 least 10 hours of certified courses of continuing education during  
42 the 12 months immediately preceding the date on which the license  
43 expires; and

44 (c) A renewal fee set by the Commissioner of not more than  
45 \$170.





1 2. In lieu of the continuing education requirement set forth in  
2 paragraph (b) of subsection 1, the holder of a license as a mortgage  
3 agent who, pursuant to subsection 1 of NRS 645F.267, is not  
4 required to register or renew with the Registry and who has not  
5 voluntarily registered or renewed with the Registry must submit to  
6 the Commissioner satisfactory proof that he or she attended at least  
7 5 hours of certified courses of continuing education during the 12  
8 months immediately preceding the date on which the license  
9 expires. The hours of continuing education required by this  
10 subsection must include:

11 (a) At least 3 hours relating to the laws and regulations of this  
12 State; and

13 (b) At least 2 hours relating to ethics.

14 3. If the holder of the license as a mortgage agent fails to  
15 submit any item required pursuant to subsection 1 or 2 to the  
16 Commissioner on or after November 1 and on or before  
17 December 31 of any year, unless a different date is specified by the  
18 Commissioner by regulation, the license is cancelled as of  
19 December 31 of that year. The Commissioner may reinstate a  
20 cancelled license if the holder of the license submits to the  
21 Commissioner on or before February 28 of the following year:

22 (a) An application for renewal;

23 (b) The fee required to renew the license pursuant to this  
24 section; and

25 (c) A reinstatement fee of \$75.

26 4. To change the mortgage broker with whom the mortgage  
27 agent is associated, a person must pay a fee ~~of \$10.~~ *in an amount  
28 prescribed by regulation of the Commissioner, not to exceed \$50.*

29 5. Money received by the Commissioner pursuant to this  
30 section is in addition to any fee that must be paid to the Registry and  
31 must be deposited in the Account for Mortgage Lending created by  
32 NRS 645F.270.

33 6. The Commissioner may require a licensee to submit an item  
34 or pay a fee required by this section directly to the Division or, if the  
35 licensee is required to register or voluntarily registers with the  
36 Registry, to the Division through the Registry.

37 7. Nothing in this section shall be construed as preventing the  
38 Commissioner from renewing the license of a mortgage agent who  
39 does not satisfy the criteria set forth in paragraph (e) of subsection 1  
40 of NRS 645B.410 at the time of the application for renewal.

41 8. As used in this section, "certified course of continuing  
42 education" has the meaning ascribed to it in NRS 645B.051.

43 **Sec. 18.** Chapter 645E of NRS is hereby amended by adding  
44 thereto a new section to read as follows:

45 **1. "Wholesale lender" means a person who:**



1 (a) *Directly or indirectly holds himself or herself out as being*  
2 *able to:*

3 (1) *Buy or sell notes secured by liens on real property; or*

4 (2) *Make loans secured by liens on real property using his*  
5 *or her own money;*

6 (b) *Does not directly:*

7 (1) *Take or receive an application from a borrower for a*  
8 *loan which will be secured by a lien on real property; or*

9 (2) *Negotiate any terms with a borrower relating to a loan*  
10 *which will be secured by a lien on real property; and*

11 (c) *Does not engage in any other act or transaction described*  
12 *in NRS 645B.0127, unless the person is also licensed as a*  
13 *mortgage broker pursuant to chapter 645B of NRS.*

14 2. *For the purposes of this section, a person does not make a*  
15 *loan secured by a lien on real property using his or her own*  
16 *money if any portion of the money that is used to make the loan is*  
17 *provided by another person who acquires ownership of or a*  
18 *beneficial interest in the loan.*

19 **Sec. 18.4.** NRS 645E.010 is hereby amended to read as  
20 follows:

21 645E.010 As used in this chapter, unless the context otherwise  
22 requires, the words and terms defined in NRS 645E.020 to  
23 645E.105, inclusive, *and section 18 of this act* have the meanings  
24 ascribed to them in those sections.

25 **Sec. 18.6.** NRS 645E.100 is hereby amended to read as  
26 follows:

27 645E.100 1. "Mortgage banker" means any of the following:

28 (a) A person who, directly or indirectly:

29 (1) Holds himself or herself out as being able to:

30 (I) Buy or sell notes secured by liens on real property; or

31 (II) Make loans secured by liens on real property using  
32 his or her own money; and

33 (2) Does not engage in any other act or transaction described  
34 in the definition of "mortgage broker," as set forth in NRS  
35 645B.0127, unless the person is also licensed as a mortgage broker  
36 pursuant to chapter 645B of NRS.

37 (b) A person who, directly or indirectly:

38 (1) Negotiates, originates or makes or offers to negotiate,  
39 originate or make commercial mortgage loans as an agent for or on  
40 behalf of an institutional investor; and

41 (2) Does not engage in any other act or transaction described  
42 in the definition of "mortgage broker," as set forth in NRS  
43 645B.0127, unless the person is also licensed as a mortgage broker  
44 pursuant to chapter 645B of NRS.

45 2. *The term includes a wholesale lender.*



1       **3.** For the purposes of this section, a person does not make a  
2 loan secured by a lien on real property using his or her own money  
3 if any portion of the money that is used to make the loan is provided  
4 by another person who acquires ownership of or a beneficial interest  
5 in the loan.

6       **Sec. 18.8.** NRS 645E.200 is hereby amended to read as  
7 follows:

8       645E.200 1. A person who wishes to be licensed as a  
9 mortgage banker must file a written application for a license with  
10 the Office of the Commissioner and pay the fee required pursuant to  
11 NRS 645E.280. An application for a license as a mortgage banker  
12 must:

13       (a) Be verified.

14       (b) State the name, residence address and business address of  
15 the applicant and, *if the applicant is a mortgage banker other than*  
16 *a wholesale lender*, the location of each principal office and branch  
17 office at which the mortgage banker will conduct business in this  
18 State. ~~†, including, without limitation,†~~

19       (c) *State the location of* any *principal office*, office or other  
20 place of business located outside this State from which the mortgage  
21 banker will conduct business in this State and any office or other  
22 place of business which the applicant maintains as a corporate or  
23 home office.

24       ~~†(e)†~~ (d) State the name under which the applicant will conduct  
25 business as a mortgage banker.

26       ~~†(d)†~~ (e) If the applicant is not a natural person, list the name,  
27 residence address and business address of each person who will  
28 have an interest in the mortgage banker as a principal, partner,  
29 officer, director or trustee, specifying the capacity and title of each  
30 such person.

31       ~~†(e)†~~ (f) Indicate the general plan and character of the business.

32       ~~†(f)†~~ (g) State the length of time the applicant has been engaged  
33 in the business of a mortgage banker.

34       ~~†(g)†~~ (h) Include a financial statement of the applicant.

35       ~~†(h)†~~ (i) Include a complete set of fingerprints for each natural  
36 person who is a principal, partner, officer, director or trustee of the  
37 applicant which the Division may forward to the Central Repository  
38 for Nevada Records of Criminal History for submission to the  
39 Federal Bureau of Investigation for its report.

40       ~~†(i)†~~ (j) Include any other information required pursuant to the  
41 regulations adopted by the Commissioner or an order of the  
42 Commissioner.

43       2. If a mortgage banker will conduct business in this State at  
44 one or more branch offices, the mortgage banker must apply for a  
45 license for each such branch office.



1 3. Except as otherwise provided by law, the Commissioner  
2 shall issue a license to an applicant as a mortgage banker if:

3 (a) The application is verified by the Commissioner and  
4 complies with the requirements of this chapter, other applicable law  
5 and, if applicable, the Registry; and

6 (b) The applicant and each general partner, officer or director of  
7 the applicant, if the applicant is a partnership, corporation or  
8 unincorporated association:

9 (1) Has demonstrated financial responsibility, character and  
10 general fitness so as to command the confidence of the community  
11 and warrant a determination that the applicant will operate honestly,  
12 fairly and efficiently for the purposes of this chapter. For the  
13 purposes of this subparagraph, the factors considered in determining  
14 whether a person has demonstrated financial responsibility include,  
15 without limitation:

16 (I) Whether the person's personal credit history indicates  
17 any adverse material items, including, without limitation, liens,  
18 judgments, disciplinary action, bankruptcies, foreclosures or failures  
19 to comply with court-approved payment plans;

20 (II) The circumstances surrounding any adverse material  
21 items in the person's personal credit history; and

22 (III) Any instance of fraud, misrepresentation, dishonest  
23 business practices, the mishandling of trust funds or other types of  
24 comparable behavior.

25 (2) Has not been convicted of, or entered or agreed to enter a  
26 plea of guilty or nolo contendere to, a felony in a domestic, foreign  
27 or military court within the 7 years immediately preceding the date  
28 of the application, or at any time if such felony involved an act of  
29 fraud, dishonesty or a breach of trust, moral turpitude or money  
30 laundering.

31 (3) Has not made a false statement of material fact on the  
32 application.

33 (4) Has never had a license or registration as a mortgage  
34 agent, mortgage banker, mortgage broker or residential mortgage  
35 loan originator revoked in this State or any other jurisdiction or had  
36 a financial services license revoked within the immediately  
37 preceding 10 years.

38 (5) Has not violated any provision of this chapter or chapter  
39 645B of NRS, a regulation adopted pursuant thereto or an order of  
40 the Commissioner.

41 4. If an applicant is a partnership, corporation or  
42 unincorporated association, the Commissioner may refuse to issue a  
43 license to the applicant if any member of the partnership or any  
44 officer or director of the corporation or unincorporated association



1 has committed any act or omission that would be cause for refusing  
2 to issue a license to a natural person.

3 5. A person may apply for a license for an office or other place  
4 of business located outside this State from which the applicant will  
5 conduct business in this State if the applicant or a subsidiary or  
6 affiliate of the applicant has a license issued pursuant to this chapter  
7 for an office or other place of business located in this State *or if the*  
8 *applicant will conduct business in this State only as a wholesale*  
9 *lender*, and ~~if~~ the applicant submits with the application for a  
10 license a statement signed by the applicant which states that the  
11 applicant agrees to:

12 (a) Make available *electronically or* at a location within this  
13 State the books, accounts, papers, records and files of the office or  
14 place of business located outside this State to the Commissioner or a  
15 representative of the Commissioner; or

16 (b) Pay the reasonable expenses for travel, meals and lodging of  
17 the Commissioner or a representative of the Commissioner incurred  
18 during any investigation or examination made at the office or place  
19 of business located outside this State.

20 ➤ The applicant must be allowed to choose between paragraph (a)  
21 or (b) in complying with the provisions of this subsection.

22 **Sec. 19.** NRS 645E.280 is hereby amended to read as follows:

23 645E.280 1. A license issued to a mortgage banker pursuant  
24 to this chapter expires each year on December 31, unless it is  
25 renewed. To renew a license, the licensee must submit to the  
26 Commissioner on or after November 1 and on or before  
27 December 31 of each year, or on a date otherwise specified by the  
28 Commissioner by regulation:

29 (a) An application for renewal that complies with the  
30 requirements of this chapter;

31 (b) The fee required to renew the license pursuant to this  
32 section; and

33 (c) All information required by the Commissioner or, if  
34 applicable, required by the Registry to complete the renewal.

35 2. If the licensee fails to submit any item required pursuant to  
36 subsection 1 to the Commissioner on or after November 1 and on or  
37 before December 31 of any year, unless a different date is specified  
38 by the Commissioner by regulation, the license is cancelled as of  
39 December 31 of that year. The Commissioner may reinstate a  
40 cancelled license if the licensee submits to the Commissioner on or  
41 before February 28 of the following year:

42 (a) An application for renewal that complies with the  
43 requirements of this chapter;

44 (b) The fee required to renew the license pursuant to this  
45 section;



1 (c) Except as otherwise provided in this section, a reinstatement  
2 fee of not more than \$200; and

3 (d) All information required to complete the reinstatement.

4 3. Except as otherwise provided in NRS 645E.160, a certificate  
5 of exemption issued pursuant to this chapter expires each year on  
6 December 31, unless it is renewed. To renew a certificate of  
7 exemption, a person must submit to the Commissioner on or after  
8 November 1 and on or before December 31 of each year, or on a  
9 date otherwise specified by the Commissioner by regulation:

10 (a) An application for renewal that complies with the  
11 requirements of this chapter; and

12 (b) The fee required to renew the certificate of exemption.

13 4. If the person fails to submit any item required pursuant to  
14 subsection 3 to the Commissioner on or after November 1 and on or  
15 before December 31 of any year, unless a different date is specified  
16 by the Commissioner by regulation, the certificate of exemption is  
17 cancelled. Except as otherwise provided in NRS 645E.160, the  
18 Commissioner may reinstate a cancelled certificate of exemption if  
19 the person submits to the Commissioner on or before February 28 of  
20 the following year:

21 (a) An application for renewal that complies with the  
22 requirements of this chapter;

23 (b) The fee required to renew the certificate of exemption; and

24 (c) Except as otherwise provided in this section, a reinstatement  
25 fee of not more than \$100.

26 5. Except as otherwise provided in this section, a person must  
27 pay the following fees to apply for, to be issued or to renew a  
28 license as a mortgage banker pursuant to this chapter:

29 (a) To file an original application for a license, not more than  
30 \$1,500 for the principal office and not more than ~~†\$40†~~ \$400 for  
31 each branch office. The person must also pay such additional  
32 expenses incurred in the process of investigation as the  
33 Commissioner deems necessary.

34 (b) To be issued a license, not more than \$1,000 for the principal  
35 office and not more than ~~†\$60†~~ \$100 for each branch office.

36 (c) To renew a license, not more than \$500 for the principal  
37 office and not more than \$100 for each branch office.

38 6. Except as otherwise provided in this section, a person must  
39 pay the following fees to apply for or to renew a certificate of  
40 exemption pursuant to this chapter:

41 (a) To file an application for a certificate of exemption, not more  
42 than \$200.

43 (b) To renew a certificate of exemption, not more than \$100.



1 7. To be issued a duplicate copy of any license or certificate of  
2 exemption, a person must make a satisfactory showing of its loss  
3 and pay a fee of not more than \$10.

4 8. Except as otherwise provided in this chapter, all fees  
5 received pursuant to this chapter are in addition to any fee required  
6 to be paid to the Registry and must be deposited in the Account for  
7 Mortgage Lending created by NRS 645F.270.

8 9. The Commissioner may, by regulation, adjust any fee set  
9 forth in this section if the Commissioner determines that such an  
10 adjustment is necessary for the Commissioner to carry out his or her  
11 duties pursuant to this chapter. The amount of any adjustment in a  
12 fee pursuant to this subsection must not exceed the amount  
13 determined to be necessary for the Commissioner to carry out his or  
14 her duties pursuant to this chapter.

15 10. The Commissioner may require a licensee to submit an  
16 item or pay a fee required by this section directly to the Division or,  
17 if the licensee is required to register or voluntarily registers with the  
18 Registry, to the Division through the Registry.

19 **Sec. 20.** Chapter 645F of NRS is hereby amended by adding  
20 thereto the provisions set forth as sections 21 to 86.7, inclusive, of  
21 this act.

22 **Sec. 21.** (Deleted by amendment.)

23 **Sec. 22.** (Deleted by amendment.)

24 **Sec. 23.** (Deleted by amendment.)

25 **Sec. 24.** (Deleted by amendment.)

26 **Sec. 25.** (Deleted by amendment.)

27 **Sec. 26.** (Deleted by amendment.)

28 **Sec. 27.** (Deleted by amendment.)

29 **Sec. 28.** (Deleted by amendment.)

30 **Sec. 29.** (Deleted by amendment.)

31 **Sec. 30.** (Deleted by amendment.)

32 **Sec. 31.** (Deleted by amendment.)

33 **Sec. 32.** (Deleted by amendment.)

34 **Sec. 33.** (Deleted by amendment.)

35 **Sec. 34.** (Deleted by amendment.)

36 **Sec. 35.** (Deleted by amendment.)

37 **Sec. 36.** (Deleted by amendment.)

38 **Sec. 37.** (Deleted by amendment.)

39 **Sec. 38.** (Deleted by amendment.)

40 **Sec. 39.** (Deleted by amendment.)

41 **Sec. 40.** (Deleted by amendment.)

42 **Sec. 41.** (Deleted by amendment.)

43 **Sec. 42.** (Deleted by amendment.)

44 **Sec. 43.** (Deleted by amendment.)

45 **Sec. 44.** (Deleted by amendment.)



- 1     **Sec. 45.** (Deleted by amendment.)
- 2     **Sec. 46.** (Deleted by amendment.)
- 3     **Sec. 47.** (Deleted by amendment.)
- 4     **Sec. 48.** (Deleted by amendment.)
- 5     **Sec. 49.** (Deleted by amendment.)
- 6     **Sec. 50.** (Deleted by amendment.)
- 7     **Sec. 51.** (Deleted by amendment.)
- 8     **Sec. 52.** (Deleted by amendment.)
- 9     **Sec. 53.** (Deleted by amendment.)
- 10    **Sec. 54.** (Deleted by amendment.)
- 11    **Sec. 55.** (Deleted by amendment.)
- 12    **Sec. 56.** (Deleted by amendment.)
- 13    **Sec. 57.** (Deleted by amendment.)
- 14    **Sec. 58.** (Deleted by amendment.)
- 15    **Sec. 59.** (Deleted by amendment.)
- 16    **Sec. 60.** (Deleted by amendment.)
- 17    **Sec. 61.** (Deleted by amendment.)
- 18    **Sec. 62.** (Deleted by amendment.)
- 19    **Sec. 63.** (Deleted by amendment.)
- 20    **Sec. 64.** (Deleted by amendment.)
- 21    **Sec. 65.** (Deleted by amendment.)
- 22    **Sec. 66.** (Deleted by amendment.)
- 23    **Sec. 67.** (Deleted by amendment.)
- 24    **Sec. 68.** (Deleted by amendment.)
- 25    **Sec. 69.** (Deleted by amendment.)
- 26    **Sec. 70.** (Deleted by amendment.)
- 27    **Sec. 71.** (Deleted by amendment.)
- 28    **Sec. 72.** (Deleted by amendment.)
- 29    **Sec. 73.** (Deleted by amendment.)
- 30    **Sec. 74.** (Deleted by amendment.)
- 31    **Sec. 75.** (Deleted by amendment.)
- 32    **Sec. 76.** (Deleted by amendment.)
- 33    **Sec. 77.** (Deleted by amendment.)
- 34    **Sec. 78.** (Deleted by amendment.)
- 35    **Sec. 79.** (Deleted by amendment.)
- 36    **Sec. 80.** (Deleted by amendment.)
- 37    **Sec. 81.** (Deleted by amendment.)
- 38    **Sec. 82.** (Deleted by amendment.)
- 39    **Sec. 83.** (Deleted by amendment.)
- 40    **Sec. 84.** (Deleted by amendment.)
- 41    **Sec. 85.** (Deleted by amendment.)
- 42    **Sec. 86.** (Deleted by amendment.)

43    **Sec. 86.2.** *“Mortgage servicer” means a person who directly*  
44 *services a mortgage loan, or who is responsible for interacting*  
45 *with a borrower, managing a loan account on a daily basis,*





1 *including, without limitation, collecting and crediting periodic*  
2 *loan payments, managing any escrow account or enforcing the*  
3 *note and security instrument, either as the current owner of the*  
4 *promissory note or as the authorized agent of the current owner of*  
5 *the promissory note. The term includes a person providing such*  
6 *services by contract as a subservicing agent to a master servicer by*  
7 *contract. The term does not include a trustee under a deed of trust,*  
8 *or the trustee's authorized agent, acting under a power of sale*  
9 *pursuant to a deed of trust.*

10 **Sec. 86.3.** *Except as otherwise provided in section 86.7 of*  
11 *this act, a person shall not engage in the business of a mortgage*  
12 *servicer or hold himself or herself out as a mortgage servicer in*  
13 *this State without a license issued pursuant to this chapter.*

14 **Sec. 86.4.** *1. The Commissioner:*

15 *(a) Shall adopt regulations establishing the requirements for*  
16 *the licensure and supervision of mortgage servicers in this State.*

17 *(b) May adopt any other regulations necessary to carry out the*  
18 *provisions of sections 86.3 to 86.7, inclusive, of this act.*

19 *2. The regulations adopted pursuant to subsection 1 must:*

20 *(a) Prescribe the form and contents of an application for the*  
21 *initial issuance and renewal of a license as a mortgage servicer.*

22 *(b) Prescribe the manner in which an application may be*  
23 *approved or denied.*

24 *(c) Prescribe the grounds and procedures for the revocation,*  
25 *suspension, denial or nonrenewal of a license.*

26 *(d) Establish reasonable fees for an application, the initial*  
27 *issuance of a license and the renewal of a license.*

28 *(e) Establish the manner in which the Commissioner may take*  
29 *appropriate disciplinary action, including, without limitation, the*  
30 *imposition of an administrative fine, against any person for a*  
31 *violation of any regulation adopted pursuant to subsection 1 or*  
32 *any provision of sections 86.3 to 86.7, inclusive, of this act.*

33 **Sec. 86.5.** *1. A mortgage servicer shall comply with:*

34 *(a) The relevant provisions of 12 C.F.R. Part 1024, commonly*  
35 *known as Regulation X, and 12 C.F.R. Part 1026, commonly*  
36 *known as Regulation Z, as those regulations are amended by the*  
37 *Final Servicing Rules issued by the Consumer Financial*  
38 *Protection Bureau in 78 Federal Register 10696 and 10902 on*  
39 *February 14, 2013, and any amendments thereto.*

40 *(b) Any other applicable federal or state law or regulation or*  
41 *any order of the Commissioner.*

42 *2. The Commissioner shall conduct any examination or*  
43 *investigation of a mortgage servicer or applicant for the issuance*  
44 *of a license as a mortgage servicer as may be necessary to ensure*



\* A B 4 8 0 R 1 \*

1 *compliance with the provisions of sections 86.3 to 86.7, inclusive,*  
2 *of this act, and any regulations adopted pursuant thereto.*

3 *3. If the Commissioner, upon examination or investigation of*  
4 *a mortgage servicer or applicant for the issuance of a license as a*  
5 *mortgage servicer, determines that the mortgage servicer or*  
6 *applicant has violated any applicable provision of section 86.3 to*  
7 *86.7, inclusive, of this act, or any regulations adopted pursuant*  
8 *thereto, the Commissioner may take such disciplinary action*  
9 *against the mortgage servicer or applicant as may be authorized by*  
10 *regulation of the Commissioner.*

11 **Sec. 86.6.** *1. Except as otherwise provided in NRS*  
12 *645F.267 and 645F.293, the Commissioner shall require a person*  
13 *to submit to the Commissioner through the Registry:*

14 *(a) An application for the initial issuance or the renewal of a*  
15 *license as a mortgage servicer, including any fees related to the*  
16 *issuance or renewal of a license.*

17 *(b) Any form or filing that a mortgage servicer is otherwise*  
18 *required to submit to the Commissioner.*

19 *(c) Any administrative fine assessed against the person*  
20 *pursuant to the regulations adopted pursuant to section 86.4 of*  
21 *this act.*

22 *(d) Any costs associated with the submittal of any document,*  
23 *information, fee or fine through the Registry.*

24 *2. Any fees and costs received pursuant to subsection 1 are*  
25 *nonrefundable.*

26 *3. Except as otherwise provided in this chapter, all fees and*  
27 *costs received pursuant to sections 86.3 to 86.7, inclusive, of this*  
28 *act are in addition to any fee or cost required to be paid to the*  
29 *Registry and must be deposited in the Account for Mortgage*  
30 *Lending created by NRS 645F.270.*

31 **Sec. 86.7.** *The provisions of sections 86.3 to 86.7, inclusive,*  
32 *of this act do not apply to:*

33 *1. A depository financial institution, as that term is defined in*  
34 *NRS 645E.060, or any subsidiary or holding company of a*  
35 *depository financial institution if such entity maintains its*  
36 *principal place of business or a branch office in this State.*

37 *2. A real estate investment trust, as that term is defined in 26*  
38 *U.S.C. § 856(a), unless the business conducted by the trust in this*  
39 *State is not subject to supervision by the appropriate regulatory*  
40 *body of a jurisdiction outside of this State.*

41 *3. Any trustee of an employee benefit plan, as that term is*  
42 *defined in 29 U.S.C. § 1002(3), who makes a residential mortgage*  
43 *loan directly from money in the plan.*

44 *4. An attorney who is licensed in this State and who does not*  
45 *engage in the business of, or otherwise hold himself or herself out*



1 *as being able to provide services related to, a mortgage servicer, if*  
2 *the activities of the attorney are directly incidental to the*  
3 *representation of a client.*

4 5. *A person performing any act pursuant to a court order.*

5 6. *A federal or state agency or a political subdivision of this*  
6 *State, including, without limitation, the Public Employees'*  
7 *Retirement System.*

8 7. *A nonprofit organization that is recognized as exempt*  
9 *under section 501(c)(3) of the Internal Revenue Code, 26 U.S.C. §*  
10 *501(c)(3).*

11 8. *A mortgage servicer that, in the aggregate with any*  
12 *affiliates, services not more than 10 residential mortgage loans in*  
13 *this State during a calendar year.*

14 9. *A person licensed pursuant to the provisions of chapter*  
15 *645B, 645E or 675 of NRS who is collecting payments on a*  
16 *mortgage loan or servicing one or more mortgage loans made or*  
17 *arranged by the person under his or her license.*

18 **Sec. 87.** NRS 645F.010 is hereby amended to read as follows:

19 645F.010 As used in this chapter, unless the context otherwise  
20 requires, the words and terms defined in NRS 645F.020 to  
21 645F.065, inclusive, *and section 86.2 of this act* have the meanings  
22 ascribed to them in those sections.

23 **Sec. 88.** NRS 645F.160 is hereby amended to read as follows:

24 645F.160 The Commissioner shall not, either directly or  
25 indirectly, be interested in any *mortgage servicer*, escrow agency,  
26 mortgage broker or mortgage banker to which *this chapter and*  
27 *chapters 645A, 645B and 645E of NRS* apply, nor engage in  
28 business as a personal loan broker.

29 **Sec. 89.** NRS 645F.180 is hereby amended to read as follows:

30 645F.180 1. The Commissioner may appoint deputy  
31 commissioners of mortgage lending, examiners, assistants, clerks,  
32 stenographers and other employees necessary to assist the  
33 Commissioner in the performance of his or her duties pursuant to  
34 this chapter, chapters 645A, 645B and 645E of NRS or any other  
35 law. These employees shall perform such duties as are assigned to  
36 them by the Commissioner.

37 2. The Commissioner may employ or contract with a certified  
38 public accountant to review and conduct independent audits and  
39 examinations of escrow agencies, mortgage brokers, *mortgage*  
40 *servicers* and mortgage bankers. The Commissioner shall levy an  
41 assessment upon each licensed escrow agency, mortgage broker,  
42 *mortgage servicer* and mortgage banker to cover all the costs related  
43 to the employment of or the contract with the certified public  
44 accountant and the performance of the audits and examinations.



1 3. Assessments collected by the Commissioner pursuant to  
2 subsection 2 must be deposited in the State Treasury for deposit to  
3 the Account for Mortgage Lending created by NRS 645F.270 and  
4 accounted for separately. The Commissioner shall use the money for  
5 the purposes specified in subsection 2.

6 **Sec. 90.** (Deleted by amendment.)

7 **Sec. 91.** NRS 645F.267 is hereby amended to read as follows:

8 645F.267 1. A mortgage agent, mortgage banker, ~~or~~  
9 mortgage broker *or mortgage servicer* or an employee of a  
10 mortgage banker, ~~or~~ mortgage broker *or mortgage servicer* is not  
11 required to register or renew with the Registry, or provide reports of  
12 financial condition to the Registry, if the mortgage agent, mortgage  
13 banker, mortgage broker *or mortgage servicer* or employee:

14 (a) Is not a residential mortgage loan originator or the supervisor  
15 of a residential mortgage loan originator; and

16 (b) Is not required to register pursuant to the provisions of the  
17 federal Secure and Fair Enforcement for Mortgage Licensing Act of  
18 2008.

19 2. A mortgage agent, mortgage banker, ~~or~~ mortgage broker  
20 *or mortgage servicer* or an employee of a mortgage banker, ~~or~~  
21 mortgage broker *or mortgage servicer* who, pursuant to subsection  
22 1, is not required to register or renew with the Registry and who  
23 voluntarily registers or renews with the Registry shall comply with  
24 all requirements of the federal Secure and Fair Enforcement for  
25 Mortgage Licensing Act of 2008, and any regulations adopted  
26 pursuant thereto.

27 3. As used in this section, "residential mortgage loan  
28 originator" has the meaning ascribed to it in NRS 645B.01325.

29 **Sec. 92.** NRS 645F.280 is hereby amended to read as follows:

30 645F.280 1. The Commissioner shall establish by regulation  
31 rates to be paid by all persons licensed by the Commissioner ~~for the~~  
32 ~~Division~~ for supervision and examinations by the Commissioner or  
33 the Division.

34 2. In establishing a rate *for examinations* pursuant to  
35 subsection 1, the Commissioner shall consider:

36 (a) The complexity of the various examinations to which the rate  
37 applies;

38 (b) The skill required to conduct the examinations;

39 (c) The expenses associated with conducting the examination  
40 and preparing a report; and

41 (d) Any other factors the Commissioner deems relevant.

42 **Sec. 93.** 645F.293 is hereby amended to read as follows:

43 645F.293 1. The Commissioner shall adopt regulations to  
44 carry out the provisions of the federal Secure and Fair Enforcement  
45 for Mortgage Licensing Act of 2008.



2. The regulations must include, without limitation:

(a) A method by which to allow for reporting regularly violations of the relevant provisions of chapter 645B or 645E of NRS, enforcement actions and other relevant information to the Registry; and

(b) A process whereby a person may challenge information reported to the Registry by the Commissioner.

3. The regulations must not require a mortgage agent, mortgage banker, ~~for~~ mortgage broker *or mortgage servicer* or an employee of a mortgage banker, ~~for~~ mortgage broker *or mortgage servicer* to register with the Registry if the mortgage agent, mortgage banker, mortgage broker, *mortgage servicer* or employee is exempt from registration pursuant to subsection 1 of NRS 645F.267.

**Sec. 94.** NRS 645H.040 is hereby amended to read as follows:

645H.040 “Asset management company” means a person, limited-liability company, partnership, association or corporation which, for compensation and pursuant to a contractual agreement, power of attorney or other legal authorization, engages in asset management on behalf of:

1. A bank, mortgage broker, mortgage banker, *mortgage servicer as that term is defined in section 86.2 of this act*, credit union, thrift company or savings and loan association, or any subsidiary thereof which is authorized to transact business in this State;

2. A mortgage holding entity chartered by Congress; or

3. A federal, state or local governmental entity.

**Sec. 95.** NRS 645H.060 is hereby amended to read as follows:

645H.060 “Client” means:

1. A bank, mortgage broker, mortgage banker, *mortgage servicer as that term is defined in section 86.2 of this act*, credit union, thrift company or savings and loan association, or any subsidiary thereof that is authorized to transact business in this State;

2. A mortgage holding entity chartered by Congress; or

3. A federal, state or local governmental entity,

↳ for whom an asset management company provides asset management.

**Sec. 96.** NRS 645H.160 is hereby amended to read as follows:

645H.160 The provisions of this chapter do not apply to:

1. A person who is a regular, full-time employee of a bank, mortgage broker, mortgage banker, *mortgage servicer as that term is defined in section 86.2 of this act*, credit union, thrift company or savings and loan association, or any subsidiary thereof.



1 2. A person who takes possession of property from a defendant  
2 in connection with a judicial proceeding for eminent domain  
3 brought pursuant to chapter 37 of NRS.

4 **Sec. 97.** NRS 40.750 is hereby amended to read as follows:

5 40.750 1. As used in this section, "financial institution"  
6 means a bank, mortgage broker, mortgage banker, *mortgage*  
7 *servicer as that term is defined in section 86.2 of this act*, credit  
8 union, thrift company or savings and loan association, or any  
9 subsidiary or affiliate of a bank, mortgage broker, mortgage banker,  
10 *mortgage servicer*, credit union, thrift company or savings and loan  
11 association, which is authorized to transact business in this State and  
12 which makes or acquires, in whole or in part, any loan of the kind  
13 described in subsection 2.

14 2. Except as otherwise provided in subsection 5, a person who,  
15 for the purpose of obtaining a loan secured by a lien on real  
16 property, knowingly conceals a material fact, or makes a false  
17 statement concerning a material fact knowing that the statement is  
18 false, is liable to any financial institution or other lender which  
19 relied upon the absence of that concealed fact or on that false  
20 statement for any damages it sustains because of the fraud.

21 3. In addition to its actual damages, a financial institution or  
22 other lender may recover exemplary or punitive damages in an  
23 amount not to exceed 50 percent of the actual damages awarded.

24 4. The cause of action provided by this section:

25 (a) Is not, for the purposes of NRS 40.430, an action for the  
26 recovery of any debt or an action for the enforcement of any right  
27 secured by mortgage or lien upon real estate.

28 (b) Is in addition to and not in substitution for any right of  
29 foreclosure existing in favor of the financial institution or other  
30 lender. Any recovery pursuant to this section does not limit the  
31 amount of a judgment awarded pursuant to NRS 40.459, but the  
32 financial institution or other lender is not entitled to recover actual  
33 damages more than once for the same loss.

34 5. The provisions of this section do not apply to any loan  
35 which is secured by a lien on real property used for residential  
36 purposes if:

37 (a) The residence is a single-family dwelling occupied by the  
38 person obtaining the loan, as represented by the person in  
39 connection with the person's application for the loan; and

40 (b) The loan is for the principal amount of \$150,000 or less.

41 **Sec. 98.** NRS 205.372 is hereby amended to read as follows:

42 205.372 1. A person who is a participant in a mortgage  
43 lending transaction and who:



1 (a) Knowingly makes a false statement or misrepresentation  
2 concerning a material fact or knowingly conceals or fails to disclose  
3 a material fact;

4 (b) Knowingly uses or facilitates the use of a false statement or  
5 misrepresentation made by another person concerning a material  
6 fact or knowingly uses or facilitates the use of another person's  
7 concealment or failure to disclose a material fact;

8 (c) Receives any proceeds or any other money in connection  
9 with a mortgage lending transaction that the person knows resulted  
10 from a violation of paragraph (a) or (b);

11 (d) Conspires with another person to violate any of the  
12 provisions of paragraph (a), (b) or (c); or

13 (e) Files or causes to be filed with a county recorder any  
14 document that the person knows to include a misstatement,  
15 misrepresentation or omission concerning a material fact,

16 ➤ commits the offense of mortgage lending fraud which is a  
17 category C felony and, upon conviction, shall be punished by  
18 imprisonment in the state prison for a minimum term of not less  
19 than 1 year and a maximum term of not more than 10 years, or by a  
20 fine of not more than \$10,000, or by both fine and imprisonment.

21 2. A person who engages in a pattern of mortgage lending  
22 fraud or conspires or attempts to engage in a pattern of mortgage  
23 lending fraud is guilty of a category B felony and, upon conviction,  
24 shall be punished by imprisonment in the state prison for a  
25 minimum term of not less than 3 years and a maximum term of not  
26 more than 20 years, or by a fine of not more than \$50,000, or by  
27 both fine and imprisonment.

28 3. Each mortgage lending transaction in which a person  
29 violates any provision of subsection 1 constitutes a separate  
30 violation.

31 4. Except as otherwise provided in this subsection, if a lender  
32 or any agent of the lender is convicted of the offense of mortgage  
33 lending fraud in violation of this section, the mortgage lending  
34 transaction with regard to which the fraud was committed may be  
35 rescinded by the borrower within 6 months after the date of the  
36 conviction if the borrower gives written notice to the lender and  
37 records that notice with the recorder of the county in which the  
38 mortgage was recorded. A mortgage lending transaction may not be  
39 rescinded pursuant to this subsection if the lender has transferred the  
40 mortgage to a bona fide purchaser.

41 5. The Attorney General may investigate and prosecute a  
42 violation of this section.

43 6. In addition to the criminal penalties imposed for a violation  
44 of this section, any person who violates this section is subject to a  
45 civil penalty of not more than \$5,000 for each violation. This



1 penalty must be recovered in a civil action, brought in the name of  
2 the State of Nevada by the Attorney General. In such an action, the  
3 Attorney General may recover reasonable attorney's fees and costs.

4 7. The owner or holder of the beneficial interest in real  
5 property which is the subject of mortgage lending fraud may bring a  
6 civil action in the district court in and for the county in which the  
7 real property is located to recover any damages suffered by the  
8 owner or holder of the beneficial interest plus reasonable attorney's  
9 fees and costs.

10 8. As used in this section:

11 (a) "Bona fide purchaser" means any person who purchases a  
12 mortgage in good faith and for valuable consideration and who does  
13 not know or have reasonable cause to believe that the lender or any  
14 agent of the lender engaged in mortgage lending fraud in violation  
15 of this section.

16 (b) "Mortgage lending transaction" means any transaction  
17 between two or more persons for the purpose of making or  
18 obtaining, attempting to make or obtain, or assisting another person  
19 to make or obtain a loan that is secured by a mortgage or other lien  
20 on residential real property. The term includes, without limitation:

21 (1) The solicitation of a person to make or obtain the loan;

22 (2) The representation or offer to represent another person to  
23 make or obtain the loan;

24 (3) The negotiation of the terms of the loan;

25 (4) The provision of services in connection with the loan;  
26 and

27 (5) The execution of any document in connection with  
28 making or obtaining the loan.

29 (c) "Participant in a mortgage lending transaction" includes,  
30 without limitation:

31 (1) A borrower as defined in NRS 598D.020;

32 (2) An escrow agent as defined in NRS 645A.010;

33 (3) A foreclosure consultant as defined in NRS 645F.320;

34 (4) A foreclosure purchaser as defined in NRS 645F.330;

35 (5) An investor as defined in NRS 645B.0121;

36 (6) A lender as defined in NRS 598D.050;

37 (7) A loan modification consultant as defined in  
38 NRS 645F.365;

39 (8) A mortgage agent as defined in NRS 645B.0125;

40 (9) A mortgage banker as defined in NRS 645E.100; ~~and~~

41 (10) A mortgage broker as defined in NRS 645B.0127 ~~†~~ ;

42 *and*

43 *(11) A mortgage servicer as defined in section 86.2 of this*

44 *act.*





1 (d) "Pattern of mortgage lending fraud" means one or more  
2 violations of a provision of subsection 1 committed in two or more  
3 mortgage lending transactions which have the same or similar  
4 purposes, results, accomplices, victims or methods of commission,  
5 or are otherwise interrelated by distinguishing characteristics.

6 **Sec. 99.** (Deleted by amendment.)

7 **Sec. 100.** NRS 675.035 is hereby amended to read as follows:

8 675.035 The provisions of this chapter apply to any person  
9 who:

10 1. Makes installment loans that are not subject to regulation  
11 pursuant to chapter 604A of NRS;

12 2. Is an affiliate, subsidiary or holding company of a bank,  
13 national banking association, savings bank, trust company, savings  
14 and loan association, credit union, mortgage broker, mortgage  
15 banker, *mortgage servicer as that term is defined in section 86.2 of*  
16 *this act*, thrift company or insurance company; and

17 3. Seeks to evade its application by any device, subterfuge or  
18 pretense, including, without limitation:

19 (a) Calling a loan by any other name;

20 (b) Using any agents, affiliates or subsidiaries in an attempt to  
21 avoid the application of the provisions of this chapter; or

22 (c) Having any affiliation or other business arrangement with an  
23 entity that is exempt from the provisions of this chapter pursuant to  
24 subsection 1 of NRS 675.040, the effect of which is to evade the  
25 provisions of this chapter, including, without limitation, making a  
26 loan while purporting to be the agent of such an exempt entity  
27 where the purported agent holds, acquires or maintains a material  
28 economic interest in the revenues generated by the loan.

29 **Sec. 101.** (Deleted by amendment.)

30 **Sec. 102.** NRS 645A.210 and 645F.265 are hereby repealed.

31 **Sec. 103.** This act becomes effective:

32 1. Upon passage and approval for the purpose of adopting  
33 regulations and performing other preparatory administrative tasks  
34 that are necessary to carry out the provisions of this act; and

35 2. On January 1, 2016, for all other purposes.

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## TEXT OF REPEALED SECTIONS

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**645A.210 Unlawful to engage in escrow business without license.** It is unlawful for any person, unless exempted under NRS 645A.015, to engage in or carry on, or hold himself or herself out as engaging in or carrying on, the escrow business or act in the



capacity of an escrow agent or agency without first obtaining a license as an escrow agent or agency.

**645F.265 Registration of certain persons and institutions engaged in business of servicing mortgage loans required.** A person or institution engaged in the business of servicing mortgage loans that intends to conduct business in this State for the purpose of servicing mortgage loans secured by a lien on real property located in this State shall register with the Commissioner on a form prescribed by the Commissioner. The form must:

1. Identify the state in which the institution is domiciled;
2. Identify the principal place of business of the institution; and
3. Provide such other information as the Commissioner may require.

⑩





