

Residential Mortgage Lending Mid-Atlantic Region Highlights

Here are some of the highlights of the 2025 update to *Residential Mortgage Lending: State Regulation Manual Mid-Atlantic Region*.

Delaware

§ 2:14 - Discrimination regarding the housing status of an individual has been added as an unlawful activity under the state's Fair Housing Act.

§ 2:19 - The January 1, 2025, expiration of certain lender requirements regarding borrower information on loss mitigation programs has been eliminated.

Maryland

§ 2:24 - In 2025, the legislature enacted the Maryland Secondary Market Stability Act that reversed earlier Department guidance requiring assignees of residential mortgage loans, including passive trusts that acquire or take assignment of residential mortgage loans in Maryland, to become licensed. The amendments defined passive trusts and clarified that they are not subject to licensure. (<https://www.dllr.state.md.us/finance/advisories/advisory-ind-guidance-recisis.pdf>, dated May 29, 2025, regarding the guidance rescission.)

§ 2:24 - Licensee annual assessment notices were sent to mortgage licensees along with an FAQ.

New Jersey

§ 2:28 - The principal amount of a "high-cost home loan" made on or after January 1, 2025, has been increased to \$671,603. Bulletins issued by the Commissioner of Banking and Insurance are available at <https://www.state.nj.us/dobi/legsregs.htm>. Bulletin No. 25-02 is found at https://www.nj.gov/dobi/bulletins/blt25_02.pdf.

Pennsylvania

§ 2:18 - 2025 legislation clarified that discount points may be collected on first and second mortgage loans made by mortgage licensees.