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THE GENERAL ASSEMBLY OF PENNSYLVANIA

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HOUSE BILL

No. 2667 Session of  
2022

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INTRODUCED BY MERCURI AND RYAN, JUNE 13, 2022

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REFERRED TO COMMITTEE ON COMMERCE, JUNE 13, 2022

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AN ACT

1 Amending Title 7 (Banks and Banking) of the Pennsylvania  
2 Consolidated Statutes, in preliminary provisions, further  
3 providing for definitions.

4 The General Assembly of the Commonwealth of Pennsylvania  
5 hereby enacts as follows:

6 Section 1. The definition of "remote location" in section  
7 6102 of Title 7 of the Pennsylvania Consolidated Statutes, added  
8 February 3, 2022 (P.L.24, No.8), is amended to read:

9 § 6102. Definitions.

10 The following words and phrases when used in this chapter  
11 shall have the meanings given to them in this section unless the  
12 context clearly indicates otherwise:

13 \* \* \*

14 "Remote location." A location, other than a licensee's  
15 principal place of business or branch, where a mortgage  
16 originator sponsored by the licensee, a person excepted from  
17 this chapter or excepted from licensure under section 6112 or  
18 any other employee of the licensee, may engage in licensed  
19 activities on behalf of the licensee under all of the following

1 conditions:

2 (1) The licensed activities are conducted under the  
3 supervision of the licensee.

4 (2) The licensee has written policies and procedures for  
5 the supervision of personnel working from the location.

6 (3) Access to the licensee's platforms and customer  
7 information is conducted in accordance with the licensee's  
8 comprehensive written information security plan.

9 (4) In-person consumer interaction does not occur at the  
10 remote location if it is his or her personal residence.

11 [(5) Physical records regarding the licensee's mortgage  
12 loan business are maintained at the location.]

13 (6) The location is not advertised or represented to  
14 consumers as an operating location of the licensee or the  
15 licensee's employees who work at the location.

16 (7) The location is not owned or controlled by the  
17 licensee. For the purposes of this definition, a location  
18 shall not be considered owned or controlled by a licensee if  
19 the location is under the control of a subsidiary or  
20 affiliate of the licensee, is primarily used by the  
21 subsidiary or affiliate and is only used by the licensee on  
22 an incidental basis for the convenience of consumers.

23 \* \* \*

24 Section 2. This act shall take effect immediately.