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## TABLE OF LAWS AND REGULATIONS CONSUMER PROTECTION LAW...AND MORE

TYPE	REG	REG NAME	DESCRIPTION	USC	CFR
L	A	<b>Loans to Banks</b>	Governs extensions of credit to banks by the Federal Reserve Bank (FRB). Includes discount window, adjustment credit, extended credit, or emergency credit.	Federal Reserve Act various sections	12 CFR 201 FRB
L	AA	<b>Unfair or Deceptive Acts or Practices (Credit Practices Rule)</b>	Defines unfair and deceptive credit practices and acts. Requires specific disclosures to cosigners; forbids confessions of judgment, wage assignments, and prohibits the taking of nonpurchase money security interest in household goods.	15 USC 57(a)f; 15 USC 41 FTC Act	12 CFR 227 FRB; 12 CFR 535 OTS
L	B	<b>ECOA - Equal Credit Opportunity Act</b>	Prohibits credit practices that discriminate on the basis of race, color, religion, national origin, sex, marital status, age, receipt of public assistance or the fact that the applicant has exercised any right under the Consumer Credit Protection Act. Rules cover advertising, credit applications, adverse action notices, appraisals, etc.	15 USC 1691	12 CFR 202 FRB;
L	C	<b>HMDA - Home Mortgage Disclosure Act</b>	To provide regulators and the public with loan data that can be used to determine whether banks are serving the credit housing needs of their communities. Requires lenders to maintain a Loan Application Register (LAR) as a mechanism to report the data.	12 USC 2801	12 CFR 203 FRB
D	CC	<b>Expedited Funds Availability Act</b>	Governs the availability of funds customers deposit in transaction accounts. Contains rules regarding exceptions to availability schedules, disclosures, payment of interest, and liability. Interfaces with Regulations J and UCC Article 4	12 USC 4001; 12 USC 5001; 18 USC 1004 OCC	12 CFR 229 FRB
D	CC	<b>Check 21 - Check Clearing for the 21st Century Act eff. 10/28/04</b>	Makes it easier for banks to electronically transfer check images instead of physically transferring paper checks. Check 21 does not require banks to accept checks electronically, but it facilitates electronic transmission between banks by providing a way for banks that clear checks electronically to exchange information with those that do not.	12 USC 5001	12 CFR 229 (Reg CC), Subpart D
D	D	<b>Reserve Requirements of Depository Institutions</b>	Sets the rules for reserve requirements that depository institutions are required to maintain at the Federal Reserve Bank (FRB). Also provides definitions of deposit account types.	12 USC 1832	12 CFR 204 FRB
D	DD	<b>TIS - Truth In Savings</b>	Requires banks to provide disclosures to enable consumers to make meaningful comparisons of deposit accounts. Prescribes uniform methods for computing interest, disclosing terms, and advertising deposit accounts.	12 USC 4301	12 CFR 230 FRB
D	E	<b>Electronic Funds Transfer Act</b>	Established the responsibilities and liabilities of EFT customers and financial institutions. It regulates the issuance of ATM cards, customer liability of unauthorized transactions, error resolution, and stop-payment procedures.	15 USC 1693	12 CFR 205 FRB
GEN	EE	<b>Netting Eligibility for Financial Institutions</b>	Defines financial institutions to be covered by statutory provisions regarding netting contracts. These are contracts (between financial institutions) in which parties agree to payor receive the net, rather than the gross, payment due.	FDICIA of 1991 12 USC 4401(1)(B) & (o)	12 CFR 231 FRB
L	FF	<b>Obtaining and Using Medical Information in Connection with Credit</b>	Creditors may not obtain or use medical information pertaining to a consumer in connection with any determination of the consumer's eligibility, or continued eligibility, for credit, unless excepted in these rules.		12 CFR 232
L	G	<b>Disclosure and Reporting of CRA-Related Agreements eff 4/1/01 (aka CRA - Sunshine Regulation) (implements Section 711 of the GLB Act of 1999)</b>	Implements section 711 of the GLB Act. Requires any nongovernmental entity or person, insured depository institution or affiliate that enters into a covered agreement to make the agreement available to the public and certain federal agencies and file an annual report. The GLBA CRA Sunshine requirements and the implementing CRA Sunshine Regulation do not affect the Community Reinvestment Act of 1977, its implementing regulations, or the OCC's interpretation or administration of that act or regulations.	12 USC 1831y	12 CFR 35 OCC; 12 CFR 533 OTS; 12 CFR 346 FDIC; 12 CFR 207 FRB
Gen	GG	<b>Prohibition on Funding of Unlawful Internet Gambling</b>	Unlawful Internet Gambling Enforcement Act of 2006 - Effective 1/19/2009 Compliance by non-exempt participants in designated payment systems is mandatory beginning 6/1/2010. [73 FR 69381 and 74 FR 62687]. This requires policies and procedures reasonably designed to identify and block, or otherwise prevent and prohibit, restricted transactions.	31 USC 5364	12 CFR 233 FRB

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GEN	H	<b>Misc State Chartered</b>	Provides standards for state-chartered FRB member banks on a variety of issues including: branching, capital adequacy, flood insurance, appraisals, and bank security.	Federal Reserve Act; FDI Act	12 CFR 208 FRB
GEN	H, Subpart H	<b>Consumer Protection in Sales of Insurance (eff 10/1/01) (implemented via Section 305 of the GLB Act)</b>	Establishes consumer protections in connection with retail sales practices, solicitations, advertising or offers of any insurance product or annuity to a consumer by any bank or other person engaged in such activities at an office of the bank or on behalf of the bank.	12 USC 1464(q)	12 CFR 208 FRB; 12 CFR 536 OTS; 12 CFR 14 OCC; 12 CFR 343 FDIC;
D	J	<b>Collection of Checks</b>	Governs the collection of checks (including cash and noncash items) and the handling of returned checks by the FRB. Interfaces with Regulation CC and UCC Article 4.	Federal Reserve Act; 12 USC 4001, etc.	12 CFR 210 FRB
GEN	L	<b>Depository Institutions Management Interlock Act</b>	Prohibits an individual from acting as directors, officer, etc. of two nonaffiliated financial institutions. Fosters competition by prohibiting situations where the management interlock would have an anticompetitive effect. Some exceptions are approved to aid minority or women's banks.	12 USC 3201 et seq.	12 CFR 212 FRB
L	M	<b>Consumer Leasing Act</b>	Implements the consumer leasing provision of the Truth in Lending Act (Regulation Z) by requiring meaningful leasing terms. However, in 1980 when Regulation Z was simplified, the leasing requirements were separated and placed into Regulation M.	15 USC 1667	12 CFR 213 FRB; 12 CFR 545.53 OTS
L	O	<b>Loans to Insiders &amp; Insider Transactions</b>	Governs the extensions of credit to insiders, which include: directors, executive officers, principal shareholders (10%+), and their related interest.	12 USC 375a, 375b, 376, 1972, 1817(k)	12 CFR 215 FRB; 12 CFR 337.3 FDIC; 12 CFR 31 OCC; 12 CFR 349 FDIC
GEN	P	<b>Privacy - Reg P. (Gramm-Leach-Bliley Act of 1999 or GLB eff. 11/13/00; compliance optional until 7/1/01)</b>	The GLB law represents the most sweeping reform of financial services regulation in over sixty years. It addresses: the creation of new financial service holding companies, the affiliations among banks and securities firms and insurance companies, CRA sunshine requirements, and numerous other regulatory issues. Protecting the privacy of consumer information held by "financial institutions" is at the heart of the financial privacy provisions of the GLB. The GLB Act requires companies to give consumers privacy notices that explain the institutions' information-sharing practices. In turn, consumers have the right to limit some - but not all - sharing of their information. The law also establishes standards for financial privacy protection to consumers and customers.(Regulation P) It prohibits a bank from disclosing nonpublic personal information to third parties that are not affiliated with the bank.	15 USC 6801-6809; Section 502, 503 & 504 of the GLB Act	12 CFR 216 FRB; 12 CFR 40 OCC; 12 CFR 332 FDIC; 12 CFR 573 OTS
D	Q	<b>Payment of Interest on Demand Deposits</b>	Provides guidelines and restrictions relating to Interest on Deposits and advertising. Prohibits the payment of interest on "demand deposits."	12 USC 1463(4)(e); 12 USC 1464(b)(1); 12 USC 1730c; 12 USC 1832	12 CFR 217 FRB; 12 CFR 329 FDIC; 12 CFR 545, 561 & 563 OTS
GEN	S	<b>RFPA - Right to Financial Privacy Act - Reimbursement - Reg S</b>	Establishes the rates and conditions for reimbursement for banks providing customers records to certain government agencies pursuant to the Right to Financial Privacy Act.	12 USC 3401 et seq.	12 CFR 219 FRB; 12 CFR 310 FDIC;
L	U	<b>Loans Margin Stock</b>	Governs credit extensions for the purpose of buying or carrying margin stock. Limits the amount a bank can lend for the purchase of margin stock (presently 50% of current market value of stock).	15 USC 78a et seq.	12 CFR 221 FRB
L & D	V	<b>FACTA - Fair and Accurate Credit Transactions of 2003 eff 7/16/04 and various dates.</b>	The main purposes of the Act are: to amend the Fair Credit Reporting Act, to prevent identity theft, to improve resolution of consumer disputes, to improve the accuracy of consumer records, to make improvements in the use of, and consumer access to, credit information, and for other purposes.	P. L. 108-159	12 CFR 222 FRB

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GEN	W	<b>Transactions between member banks and their affiliates</b>	Implements Sections 23A and 23B of the Federal Reserve Act combining statutory restriction on transactions between banks and their affiliates. Original regulation repealed in 1952, dealt with Consumer Loan Terms.	12 USC 371c OCC; FR Act 23A and 23 B FRB	12 CFR 223 FRB
L	X	<b>Credit to purchase securities</b>	FRB regulation X which applies to borrowers who are subject to Regulations T and U for obtaining credit within or outside the U.S. for the purpose of purchasing securities.	15 USC 78a et seq.	12 CFR 224 FRB
L	X	<b>RESPA - Real Estate Settlement Procedures Act</b>	HUD Regulation X which implements the RESPA. With some exceptions, it applies to all federally related mortgage loans. Requires advance disclosures of loan-settlement costs to home buyers; eliminates certain referral fees; regulates tax and insurance mortgage escrows.	12 USC 2601	24 CFR 3500 HUD
GEN	Y	<b>Bank Holding Company</b>	Regulates the acquisitions of banks and limits activities of Bank Holding Companies and their nonbank subsidiaries. Sets forth the procedures for securing approval for these transactions and activities.	Bank Holding Co Act of 1956, FDI Act, FIRREA	12 CFR 225 FRB
L	Z	<b>ARMS - TIL</b>	These CFR sections represent a collection of ARM disclosure and product requirements applicable to various banks depending on regulatory agency. These sections also pertain to requirements and restrictions applicable to "alternative mortgage loans" of which ARM's are one type.	15 USC 1601 et seq..	12 CFR 226.19 FRB; 12 CFR 34 subpart B OCC; 12 CFR 545.33(e) (FHLBB) and 563.99 & 560 OTS (implemented via TIL)
L	Z	<b>Fair Credit Billing Act (implemented via TILA - Reg. Z)</b>	Establishes rules for how a lender should treat billing disputes with a borrower and the rights of borrowers using a credit card who have purchased damaged or poor quality merchandise. This Act, amending the Truth in Lending Act, requires prompt written acknowledgment of consumer billing complaints and investigation of billing errors by creditors. The amendment prohibits creditors from taking actions that adversely affect the consumer's credit standing until an investigation is completed, and affords other protection during disputes. The amendment also requires that creditors promptly post payments to the consumer's account, and either refund overpayments or credit them to the consumer's account.	15 USC 1666	12 CFR 226 FRB
L	Z	<b>Truth In Lending Act</b>	Designed to help consumers "comparison shop" for credit by requiring disclosures about terms and costs. Prescribes uniform methods for computing the costs of credit, for disclosing credit terms, and for resolving errors on certain types of credit accounts. This is the most comprehensive, technical, and frequently violated of the consumer protection regulations.	15 USC 1601	12 CFR 226 FRB
D		<b>Advertising of FDIC Membership</b>	How and when to advertise FDIC membership. Provides detailed requirements and specific language to use. Refer to individual regulations for advertisings (to include Reg DD, Z, etc.) which include requirements for advertising products and services subject to each regulation. In general, advertisements must be clear and accurate and not misleading. Triggering terms and additional disclosures may be required when certain terms are used.	11 USC 1828(a)	12 CFR 563.27, 563.76, 563g OTS; 12 CFR 328 FDIC

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D		<b>BSA - Bank Secrecy Act</b>	Bank must keep a record of all customer cash-equivalent transactions in excess of \$3,000 and must report to the IRS all daily customer cash transactions which are in the aggregate in excess of \$10,000. Bank may exempt certain transactions and special exemptions are available from the IRS based on customer business. Potential liability for failure to comply is loss of charter.	31 USC 3334; 31 US 5311-5330; 12 USC 1818(s), 1829(b); 12 USC 1951-1959	12 CFR 21.21 subpart C OCC; 31 CFR 103 subparts A, B and C; US TREASURY; 12 CFR 208.14 FRB; 12 CFR 326.8 subpart B FDIC; 12 CFR 563.177 OTS
D		<b>Consumer Checking Account Equity Act (NOW Accounts) -</b>	NOW accounts may only be held by one or more individuals, government entities depositing public funds, and not-for-profit organizations operated primarily for religious, philanthropic, charitable, educational, political or similar purposes.	IRC 501(c)(3) to 13 & 501(c)(19) re: NOW eligibility	12 CFR 204 FRB
D		<b>Deposit Activities of all Savings Associations</b>	This part applies to the deposit activities of savings associations. If you are a federal savings association, subpart B of this part applies to your deposit activities. Subpart C of this part applies to the deposit activities of all federal and state-chartered savings associations. In addition, FRB 12 CFR parts 204 and 230 apply to your deposit activities.	12 USC 1462a, 1463, 1464	12 CFR 557 OTS
D		<b>FDIC Deposit Insurance Coverage Regulations</b>	Spells out how FDIC insurance applies to accounts and describes the different rights and capacities that qualify for separate insurance coverage	12 USC 1831 et seq.	12 CFR 330 & 350 FDIC
D		<b>IRA Account Compliance and IRS Requirements</b>	Banks are required to send several types of reports to the Internal Revenue Service (IRS) on matters concerning their customers, including deposit and loan information.		
D		<b>IRS Information Reporting</b>	The Internal Revenue Code requires payors of various types of payments and participants in real estate transactions file with the IRS information returns providing information about those payments and transactions. The information must be filed on one of about a dozen or so different form 1099s.	Internal Revenue Code various sections	
D		<b>OFAC Office of Foreign Asset Control Regulations</b>	The Office of Foreign Assets Control ("OFAC") of the US Department of the Treasury oversees the enforcement of federally-mandated economic sanctions against certain foreign governments and "specially designated nationals" (individuals or companies which have been named as targets of sanctions either due to narcotic trafficking activity or some other illegal activity.) To comply with the regulations, financial institutions need to have a compliance program in place so that they are able to stay abreast of the frequent changes to the sanction lists and can identify accounts or transactions which would be subject to the sanctions. The actual prohibited transactions or requirements vary, depending upon the sanctions applicable to a particular entity residential wartime and national emergency powers, as well as authority granted by specific legislation, to impose controls on transactions and freeze foreign assets under US jurisdiction.		
D		<b>SC Uniform Unclaimed Property Act (aka Escheat or Abandoned Property Law). See also Uniform Unclaimed Property Act enacted in some states.</b>	Provides for any financial asset, to include deposit accounts, securities, etc. that has not been claimed by its owner or has not had owner generated activity for 5 years to be turned over to the State Treasurers office. Defines "abandoned property", such as dormant accounts, and when such property must be remitted to the state where it is held.	See SC State Law 27-18-10 et seq.	NA
GEN		<b>Activities &amp; Investments of Insured State Banks</b>	restrict and prohibit insured State banks and their subsidiaries from engaging in activities and investments that are not permissible for national banks and their subsidiaries	12 USC 1831a	12 CFR 362 FDIC

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GEN		<b>Advertising of Debt Securities</b>	Savings associations' advertisements of debt securities are subject to Rule 134 and 135 issued under the Securities Act of 1933. These Rules are applied to savings associations' offerings through the securities offering regulations of the OTS.	Securities Act of 1933	12 CFR 563.27 OTS; 12 CFR 563.76 OTS; 12 CFR 563g OTS
GEN		<b>Americans with Disabilities Act</b>	Prohibits a bank from denying employment, promotion, benefits, or anything related to employment due to disabilities. Requires services to be accessible to the disabled.	42 USC 1210	12 CFR 352 FDIC
GEN		<b>Annual Disclosure of Financial Information</b>	Requires lobby posting of availability of annual financial disclosure statements		12 CFR 18 OCC; OCC BC 229; 12 CFR 208.17 FRB; 12 CFR 350 FDIC
GEN	UCC	<b>Article 1: General Provisions</b>			
GEN	UCC	<b>Article 2: Sales</b>			
GEN	UCC	<b>Article 2a: Leases</b>			
GEN	UCC	<b>Article 3: Negotiable Instruments</b>			
GEN	UCC	<b>Article 4: Bank Deposits</b>			
GEN	UCC	<b>Article 4a: Funds Transfers</b>			
GEN	UCC	<b>Article 6: Bulk Transfers</b>			
GEN	UCC	<b>Article 8: Investment Securities</b>			
GEN		<b>Bank Bribery Act</b>	Prohibits any bank director, employee, officer, etc., from accepting anything of value for or in connection with any transaction or business of a financial institution. Exceptions for business meals, gifts of modest value, etc. The guidelines encourage each institution to adopt a code of conduct or policies which should alert institution officials to the Bank Bribery Act, as well as to establish and enforce written policies on acceptable business practices. The code may specify appropriate exceptions to the general prohibition of accepting something of value in connection with bank business that management can defend as not amounting to having a corrupt influence on bank transactions. The code of conduct or policies should stress that a serious threat to the integrity of the bank occurs when its officials become involved in outside business interests or employment that give rise to a conflict of interest, especially should such conflicts evolve into corrupt transactions that are covered under the Bank Bribery Act.	18 USC 215	OCC BC-22 (Rev. 1987); Guidelines issued
GEN		<b>Bank Protection Act - Minimum Security Devices and Procedures</b>	Previously governed bank security standards. The security standards may now be found in Regulation H (12 CFR 208.61).	12 USC 1881-1884	12 CFR 21 subpart A OCC; 12 CFR 216 FRB; 12 CFR 326 subpart A FDIC; 12 CFR 568 OTS
GEN		<b>Children's Online Privacy Protection Act (COPPA) eff. 4/21/00</b>	The Act addresses the collection, use or disclosure of personal information about children that is collected from children through websites or other online services. Financial institutions are subject to COPPA if they operate a website(s) or online services) directed to children or have actual knowledge that they are collecting or maintaining personal information from a child online. The Act grants each federal financial regulatory agency enforcement authority over the institutions they supervise under 12 USC 1818.	15 USC 6501 et seq.; 12 USC 1818	16 CFR 312 FTC

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GEN		<b>Electronic Banking/ E-sign Issues</b>	Refer to each FRB regulation such as E, B, M, Z, DD, etc. Emerging authority and disclosure requirements for electronic banking. The Guidance and sections in the individual regulations provide info and requirements for institutions during the design, development, implementation and monitoring of electronic banking operations. The guidance provides federally insured institution with information on federal consumer protection laws and regulations, and their application to electronic financial service operations. See also Interagency Guidance on Electronic Financial Services and Consumer Compliance issued by FFIEC July, 1998 and individual regulations.		12 CFR 555 OTS; 12 CFR 7 subpart E OCC;
GEN		<b>Electronic Signatures in Global and National Commercial Act (E-sign Act) enacted June 2000 eff. 3/1/01</b>	Purpose is to give legal standing to documents having digital or electronic signatures, meaning a document in electronic form or one verified or "signed" with a digital signature satisfies most legal requirements and is treated the same as one in writing.	15 USC 7001 et seq.	NA
GEN		<b>FASB Standards</b>	The Financial Accounting Standards Board (FASB) issues accounting standards for the financial industry. When implemented, those standards became general accounting principals (GAP). A number of FAS standards affect banking.	NA	NA
GEN		<b>FDIC Improvement Act</b>	Regulates bank safety and soundness standards relating to: internal controls, information and internal audit systems, loan documentation, credit underwriting, interest-rate exposure, asset growth, and compensation fees and benefits for insiders.	12 USC 1811-1831t	NA
GEN		<b>FIRREA - Financial Institution Reform, Recovery and Enforcement Act</b>	Regulates the suspension, removal, and prohibition of institution-affiliated parties and the penalties that can be assessed	12 USC 1821	NA
GEN		<b>FTC Rules</b>	Addresses preservation of consumers claims and defense re: holder in due course, home solicitations, used car and other rules	15 USC 45	
GEN		<b>Government Securities Act of 1986</b>	Banks must notify their banking regulators if they act as government securities brokers or dealers, and the regulators are vested with examination and enforcement authority for compliance with applicable requirements.	15 USC 780-5	17 CFR 403.5(d); 17 CFR 450
GEN		<b>Identity Theft and Assumption Deterrence Act of 1998</b>	The Act makes it a federal crime when anyone knowingly transfers or uses, without lawful authority, a means of identification of another person with the intent to commit any federal unlawful activity.	18 USC 1001	NA
GEN		<b>IRS Tax Reporting/TEFRA</b>	Tax reporting related to bank-related transactions such as mortgage interest reporting (1098), interest on deposit accounts (1099) backup withholding and others	1.6050 etc.	
GEN		<b>Lost and Stolen Securities Program</b>	Requirements related to lost or stolen securities. Also refer to Suspicious Activity Reporting requirements.		17 CFR 240.17f-1
GEN		<b>Prohibited Banking Activities - Lottery, etc.</b>	National and state chartered banks as well as saving & loans are prohibited from participating in, underwriting or being otherwise involved in any way in a lottery. Refer to Federal Election Requirements which also impose restrictions on political contributions	12 USC 25A OCC; FDI ACT SEC 20; 12 USC 1461 OTS; 12 USC 1463(4)(e) Home Owner's Loan Act; etc.	BC-137 OCC;

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GEN	<b>Retail Sale of Nondeposit Investment Products (NDIP) Interagency Guidance</b>	The objective of the guidelines contained in the interagency statement is to ensure that customers of depository institutions are clearly and fully informed of the nature of nondeposit investment products and the risks associated with investing in them. The guidelines apply to sales of nondeposit investment products such as mutual funds and annuities, as well as stocks and other investment products that are not insured by the FDIC	15 USC 771; 78a, 80a and 17 CFR 240 rule 10-5-b	OCC-BB-94-13; FDIC FIL 9-94; FRB SR 94-11; Interagency policy statement 2-15-84; Uniform guidelines OCC AL 93-11; 12 CFR 9;
GEN	<b>RFPA - Right to Financial Privacy Act of 1974</b>	Precludes a bank from providing a customer's financial records to certain federal government authorities without customer consent unless government obtains subpoena or search warrant. Specifies when, and under what conditions, a financial institution may release customer financial records to a federal government authority, pursuant to customer authorization, a search warrant, judicial subpoena or administrative subpoena or summons. Establishes a notice and challenge procedure under which a customer is given 14 days from the date of mailing or 10 days from the date of service to file an objection to the records request. Articulates the requirements that must be met by a customer authorization in order for it to be sufficient. Spells out numerous exceptions to the access restrictions, plus some instances, such as federal grand jury subpoenas, where a financial institution may even be prohibited from notifying its customer that his records have been sought or obtained	12 USC 3401; 5 USC 552a	12 CFR 261 FRB; 12 CFR 503 OTS
GEN	<b>Safeguarding Customer Information (GLB)</b>	Final Guidelines establishing standards for safeguarding customer information. Section 501 of the GLB Act requires the Agencies to establish appropriate standards for the financial institutions subject to their respective jurisdictions relating to administrative, technical, and physical safeguards for customer records and information. As described in the Act, these safeguards are to: insure the security and confidentiality of customer records and information; protect against any anticipated threats or hazards to the security or integrity of such records; and protect against unauthorized access to or use of such records or information that could result in substantial harm or inconvenience to any customer.	15 USC 6801-6809; Sections 501 and 505(b) of the GLB Act	12 CFR 568 & 570 OTS; 12 CFR 208,211,225 & 263 FRB; 12 CFR 308 & 364 FDIC; 12 CFR 30 OCC
GEN	<b>Sarbanes - Oxley Act of 2002</b>	Thanks to corporate financial scandals which gave birth to this Act, additional financial reporting burdens are imposed on banks that are publicly held and their subsidiaries. The burdens involve audit committee roles and independence, top officer certifications of financials, insider restrictions and loans, internal controls, insider trading, codes of ethics, etc.		
GEN	<b>Suspicious Activity Reports (BSA)</b>	banks are required to report known or suspected criminal offenses, at specified thresholds, or transactions over \$5,000 that they suspect involve money laundering or violate the Bank Secrecy Act. Banks have 30 calendar days to file a SAR after becoming aware of any suspicious transaction that is required to be reported.	31 USC 5318(g)(3)	12 CFR 353 FDIC; 12 CFR 208.20 FRB; 12 CFR 21.11 subpart C OCC; 31 CFR 103.18 DOT; 12 CFR 563.180 OTS
GEN	<b>Telemarketing and Consumer Fraud and Abuse Prevention Act</b>	Defines and prohibits deceptive telemarketing acts or practices; prohibits telemarketers from engaging in a pattern of certain unsolicited telephone calls, restricts hours when unsolicited telephone calls may be made to consumers and requires certain disclosures at the beginning of the unsolicited call. Banks are exempt; however the exemption does not extend to subsidiaries or affiliates of exempt entities or to a third party that provides telemarketing services for or on behalf of an exempt institution.	15 USC 6101	16 CFR 310

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GEN		<b>UCC - Uniform Commercial Code (SC has adopted its own versions of various Articles of the UCC)</b>	The Uniform Commercial Code (UCC) is a set of standardized state laws governing financial contracts. The code makes it easier for lenders to extend credit secured by personal property and it also clears up some ambiguities and differences in state laws. The UCC was adopted in 1950 by most states and the District of Columbia. The UCC is organized into articles. A set of laws adopted by states to govern commercial transactions of various types. It includes Articles 1 through 9, plus 2A and 4A. Each article addresses a separate subject matter. Article 4, for example, deals with bank deposits and collections, while Article 9 provides guidance on secured transactions. The Articles are identified elsewhere in this table.		See individual Articles elsewhere in this chart.
L		<b>Appraisal Standards (section XI of FIRREA)</b>	Governs appraisal standards, appraisal content, threshold for requiring appraisals. One of the major changes in banking practices under FIRREA was the regulation of appraisals on real estate loans. Overvalued real estate pledged as collateral on loans contributed to loan losses in many banks during the 1980s, and the federal government believed that the lack of standard appraisal requirements was a factor in these losses. Therefore, FIRREA requires that appraisals be up-to-date, be performed by a certified or licensed appraiser (depending on the size and complexity of the loan), and conform to the Uniform Standards of Professional Appraisal Practice. Banks also must be more cognizant of the appraiser's competence.	12 USC 349-3350	12 CFR 34 subpart C OCC; 12 CFR 323 , 365 FDIC; 12 CFR 225, Subpart G FRB; 12 CFR 208 subpart E and appendix C FRB; 12 CFR 545, 563, 560, 564 OTS
L	UCC	<b>Article 5: Letters of Credit</b>			
L	UCC	<b>Article 7: Warehouse Receipts and Other Documents of Title</b>			
L	UCC	<b>Article 9: Secured Transactions; Sales of Accounts and Chattel Paper</b>	Article 9 governs transactions involving the granting of credit secured by personal property and the sale of accounts and chattel paper. Revised Article 9 contains a number of new rules for secured transactions that affect a financial institution's procedures, systems, documentation, and the enforceability of security interests. Further, the scope of Revised Article 9 has been expanded to cover new types of collateral and new types of transactions. Revised Article 9 affects loan documentation and filing of security interests at origination and renewal, required notifications to debtors and creditors, and the identification of the interests of other creditors.		
L		<b>Bankruptcy Act</b>	Bankruptcy law provides for the development of a plan that allows a debtor, who is unable to pay his creditors, to resolve his debts through the division of his assets among his creditors. This supervised division also allows the interests of all creditors to be treated with some measure of equality. Certain bankruptcy proceedings allow a debtor to stay in business and use revenue generated to resolve his or her debts. An additional purpose of bankruptcy law is to allow certain debtors to free themselves (to be discharged) of the financial obligations they have accumulated, after their assets are distributed, even if their debts have not been paid in full.	11 USC 101 et.seq..	28 CFR 58
L		<b>Comprehensive Environment Response, Compensation and Liability Act (CERCLA)</b>	Regulates environmental-hazard liability when underwriting a loan	12 USC 42, CHAPTER 103	NA

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L		<b>CRA - Community Reinvestment Act</b>	Encourages banks to help meet the credit needs of their communities. The CRA was enacted in 1977 to affirm that financial institutions have the obligation to help meet the credit needs of their entire communities, including low- and moderate-income neighborhoods. Further, the Financial Institutions Reform, Recovery and Enforcement Act of 1989 amended the CRA to make a bank's CRA rating public and to require banks to make a portion of their CRA examinations, the CRA Public Evaluation, available to the general public. In May 1995, regulators adopted new CRA regulations that focus more on performance. Parts of the regulations went into effect on Jan. 1, 1996, with the transition period extending to July 1, 1997.	12 USC 2901; 12 USC 1831p	12 CFR 25 OCC; 12 CFR 228 FRB; 12 CFR 345 FDIC; 12 CFR 563e OTS; Interagency Q & A Re: CRA 5/3/99
L		<b>Credit Life Insurance</b>	The purpose of this part is to set forth the principles and standards that apply to a national bank's provision of credit life insurance and the limitations that apply to the receipt of income from those sales by certain individuals and entities associated with the bank. This part applies to the provision of credit life insurance by any national bank employee, officer, director, or principal shareholder, and certain entities in which such persons own an interest of more than ten percent.	12 USC 24, 92a, 1818(n)	12 CFR 2 OCC
L		<b>Fair Debt Collection Practices Act</b>	Under this Act (Title VIII of the Consumer Credit Protection Act), third-party debt collectors are prohibited from employing deceptive or abusive conduct in the collection of consumer debts incurred for personal, family, or household purposes. Such collectors may not, for example, contact debtors at odd hours, subject them to repeated telephone calls, threaten legal action that is not actually contemplated, or reveal to other persons the existence of debts. Applies only to people attempting to collect debts owed to a third party. Does not apply to a bank collecting its own debts under its own name. (Does apply if using other name.)	15 USC 1692	NA
L		<b>FHA - Fair Housing Act of 1968</b>	Prohibits credit discrimination in real estate mortgage or home improvement loans for reasons of race, color, religion, national origin or sex. Lenders can be found in violation of the act if they practice redlining, racial coding, or discriminatory neighborhood analysis or if they use discriminatory appraisal standards.	Title VIII of 42 USC 3601-05	24 CFR 100 HUD; 12 CFR 338 FDIC; 12 CFR 528 OTS
L		<b>Flood Disaster Protection Act of 1973</b>	The Flood Disaster Protection Act established a process the federal and local governments to identify flood prone areas and provide flood hazard insurance for properties located in those areas. Lenders are required to determine, before making a loan, whether the property is located in a flood zone and notify the applicant of any need to purchase flood insurance. The lender also must ensure that flood insurance is maintained during the life of the loan. Amendments to the Act require the use of a standard form to document the flood zone search and impose penalties for non-compliance. In addition, FNMA and FHLMC may not purchase a loan that does not contain proper flood hazard certification documentation. Requires flood insurance for mortgage loans if secured property is in a flood hazard area in a "participating" community. If in a "nonparticipating" community, lender must advise customer that property is in a flood area.	42 USC 4001-4129	12 CFR 22 OCC; 12 CFR 208.25 FRB; 12 CFR 339 FDIC; 12 CFR 572 OTS ; 44 CFR part 59-77 NFIP
L		<b>Home Ownership and Equity Protection Act of 1994 (HOEPA)</b>	The law was enacted in response to allegations abusive lending practices in the home-equity lending market. It imposes additional disclosure requirements and substantive limitations on loans bearing rates and fees above a certain percentage or amount. The Act is implemented through the Truth In Lending Act Section 32.	15 USC 1639	12 CFR 226.32 FRB
L		<b>Homeowners Protection Act of 1998 ("HOPA")</b>	The law sets the rules for cancellation of private mortgage insurance ("PMI") on loans secured by a borrower's principal residence. It applies to loans that closed on or after July 29, 1999 and requires an annual disclosure which applies to loans made prior to that date.	12 USC 4901 et seq.	NA

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L		<b>Homeownership Counseling Procedures</b>	Provides to homeownership counseling notification by creditors to eligible homeowners. The Act has been amended at various times with the most recent on November 2001 when the Appropriations Act of 2002 (P.L. 107-23) was enacted. Section 205 of that Act repealed the previous sunset provision, making the requirements permanent.	106(c)(5) of HUD Development Act of 1968 (12 USC 1701x(c)(5))	NA
L		<b>Interagency Policy Statement - Restitution under the Truth In Lending Act.</b>	The policy statement directs regulatory agencies to require "adjustments" (monetary reimbursement) to consumers for understatements of APR and FC where such understatements are identified by the regulator and where the understatement results from a clear and consistent pattern or practice of violations, gross neglect or a willful violation.	DIDC Act of 1980	Interagency Policy Statement effective 3/31/80.
L		<b>Interest Charged Usury (State established)</b>	Sets maximum interest rates that can be assessed on specific types of loans. Also defines which fees can be assessed for various types of loans	12 USC 85, 86a OCC; 12 USC 1735f-7 & 7a; varies by state law	12 CFR 590.4 OCC; 12 CFR 7.4001 OCC
L		<b>Interstate Land Sales Disclosure Act</b>	The Interstate Land Sales program protects consumers from fraud and abuse in the sale or lease of land. In 1968 Congress enacted the Interstate Land Sales Full Disclosure Act, which is patterned after the Securities Law of 1933 and requires land developers to register subdivisions of 100 or more non-exempt lots with HUD and to provide each purchaser with a disclosure document called a Property Report. The Property Report contains relevant information about the subdivision and must be delivered to each purchaser before the signing of the contract or agreement.	15 USC 1701-1720	24 CFR 1710+F67
L		<b>Legal Lending Limits</b>	Limitations on the total amount a bank can lend to any one borrower	State law; 12 USC 1462; 12 USC 3806	12 CFR 32 OCC; 12 CFR 23.5 FDIC; 12 CFR 560.93 OTS
L		<b>Loans or gratuity to bank examiners</b>	Prohibits a bank from making a loan or giving a gratuity to any examiner who has authority to examine such bank.	18 USC 212	NA
L		<b>Mortgage Servicers - HUD Requirements</b>	HUD issues mortgagee letters under this section to provide guidance and requirements regarding loan servicing to single family servicers.		24 CFR 203 et seq.
L		<b>Mortgages - Usury Preemption</b>	Under this regulation, state usury laws are preempted and made inapplicable to federally related loans secured by residential property. The bank inquires whether the lending activities of the trust department as a whole should be evaluated or whether the lending activities of each individual trust should be considered separately to determine this regulation's application. Based upon our reading of the regulation, each trust's loans must be considered separately to determine whether they are subject to 12 CFR 590.	12 USC 1735f-7	12 CFR 590 OTS
L		<b>OCC's FHA Loan Data System (FHHLDS)</b>	Data collection requirement for national banks and their subsidiaries which make home loans for the purpose of purchasing, construction- permanent financing or refinancing of residential real property. This is in addition to similar data collection requirements of Reg C (HMDA). National banks subject to the reporting requirements of the Home Mortgage Disclosure Act (HMDA) do not have to report home mortgage information under the FHHLDS, but must report "reason for denials." Effective June 20, 1994 Per the OCC 94-36 national banks subject to HMDA do not have to maintain the data log system. Such banks not subject to HMDA can either maintain log system or report under HMDA anyway.		12 CFR 27 OCC

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L		<b>Real Estate Lending Standards</b>	The Bank's Board of Directors is required to adopt and maintain written policies that establish limits and standards for credit secured by interests in or for the purpose of making improvements to real estate. The policies would take into account standards for safety and soundness, and the size and capability of the bank and its market. The policies should provide guidance or set standards for portfolio diversification, prudent underwriting, loan administration procedures, and appropriate documentation and reporting for compliance. The policies should be regularly reviewed, and the real estate portfolio regularly monitored.	12 USC 371 OCC; 12 USC 1828(o)	12 CFR 34 OCC; 12 CFR 365 FDIC; 12 CFR 208 subpart C FRB; 12 CFR 365 OTS
L		<b>Records to be Made and Retained by Financial Institutions (BSA)</b>	A record of each extension of credit in an amount in excess of \$10,000, except an extension of credit secured by an interest in real property, which record shall contain the name, address of the person to whom the extension of credit is made, the amount thereof, the nature or purpose thereof, and the date thereof	Bank Secrecy Act	31 CFR 103.33
L		<b>Residential Lead Based Paint Hazard Reduction Act of 1992 - Regulations issued 3/6/96</b>	Title X of the Act requires sellers requires sellers, landlords and agents to warn homebuyers and tenants of lead-based paint and lead-based paint hazards in pre-1978 housing. Sellers include banks who foreclose or accept deeds in lieu of foreclosure on certain housing properties that thy subsequently lease and/or sell as OREO.	42 USC 4852d	NA
L		<b>Servicemembers Civil Relief Act of 2003 (On December 19, 2003, the Soldier's and Sailor's Civil Relief Act of 1940 (SSCRA) was replaced by the Servicemembers Civil Relief Act (SCRA))</b>	Under the provision of the act, individuals on full-time active duty in the U.S. armed forces are awarded certain protection during their active duty. They may qualify for a maximum rate of six percent (6%) on loans made prior to the start of the individual's active military service. Restricts lender ability to foreclose, issue default judgments, etc. while the servicemember is on active duty. Provides for reduced interest rate on mortgage payments, credit card debt.	50 USC 501	NA
L		<b>Truth in Lending Class Action Relief Act of 1995</b>	The purpose of this Act, which amended section 130 of the TILA, was to provide a moratorium on certain class action lawsuits relating to the TILA relating to closed end first lien RE or dwelling transactions not subject to rescission.	15 USC 1640	
L & D		<b>Customer Identification Programs (CIP) eff. 10/1/03 (implements part 326 of Patriot Act).</b>	Requires each bank to implement a written CIP appropriate for its size and type of business that includes certain minimum requirements. The CIP must be incorporated into the ban's anti-money-laundering compliance program, subject to approval of the bank's board of directors.	HR 3162 an Act effective 10/24/01 (contains over 15 statutes)	31 CFR 103.121
L & D		<b>Fair Credit and Charge Card Disclosure Act</b>	This Act, amending the Truth in Lending Act, requires credit and charge card issuers to provide certain disclosures in direct mail, telephone and other applications and solicitations to open-end credit and charge accounts and under other circumstances.	15 USC 2637(c)-(g)	12 CFR 226
L & D		<b>FCRA - Fair Credit Reporting Act</b>	Regulates consumer-credit reporting industry to promote more accurate reporting of credit information. If a bank denies credit (even partially), deposit services or employment based upon a credit report, it must advise the person that information in the report contributed to the denial (give name and address of the credit reporting agency.)	15 USC 1681	16 CFR 600 FTC; 12 CFR 571 OTS
L & D		<b>Patriot Act of 2001</b>	Provides law enforcement with enhanced tools to fight terrorism and organized crime. Requires formal procedures for identifying customers, mandatory "sharing" of information with the government to help locate suspected terrorists, enhanced scrutiny and documentation for foreign bank correspondent accounts and for international private banking relationships, and strengthened anti-money laundering procedures.	HR 3162 an Act effective 10/24/01 (contains over 15 statutes)	12 CFR 21 OCC; 12 CFR 208 & 211 FRB; 12 CFR 326 FDIC; 12 CFR 563 OTS