

119TH CONGRESS
1ST SESSION

H. R. 1803

To amend title 38, United States Code, to provide for the improvement of the Department of Veterans Affairs loan guarantee for purchase of residential cooperative housing units, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

MARCH 3, 2025

Ms. MENG (for herself and Ms. MALLIOTAKIS) introduced the following bill;
which was referred to the Committee on Veterans' Affairs

A BILL

To amend title 38, United States Code, to provide for the improvement of the Department of Veterans Affairs loan guarantee for purchase of residential cooperative housing units, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Fair Access to Co-
5 ops for Veterans Act of 2025”.

1 **SEC. 2. IMPROVEMENT OF DEPARTMENT OF VETERANS AF-**
2 **FAIRS LOAN GUARANTEE FOR PURCHASE OF**
3 **RESIDENTIAL COOPERATIVE HOUSING**
4 **UNITS.**

5 (a) IN GENERAL.—Section 3710 of title 38, United
6 States Code, is amended—

7 (1) in subsection (a)(12), by striking “With re-
8 spect to a loan guaranteed after the date of the en-
9 actment of this paragraph and before the date that
10 is five years after that date, to” and inserting “To”;
11 and

12 (2) by striking subsection (h) and inserting the
13 following new subsection (h):

14 “(h) A loan may not be guaranteed under subsection
15 (a)(12) before the date on which the Secretary prescribes
16 regulations setting forth requirements for underwriting,
17 loan processing, project standards, share eligibility, valu-
18 ation, and other criteria the Secretary determines nec-
19 essary. The Secretary shall ensure that such regulations
20 are consistent, to the extent the Secretary determines suit-
21 able, with the requirements of the Federal National Mort-
22 gage Association for the purchase or securitization of co-
23 operative housing loans.”.

24 (b) LOAN FEES.—Section 3729(b) of such title is
25 amended—

1 (1) in paragraph (1), by striking “The amount”
2 and inserting “Except as provided in paragraph (5),
3 the amount”; and

4 (2) by adding at the end the following new
5 paragraph:

6 “(5) In the case of an loan guaranteed under section
7 3710(a)(12) of this title, the amount of the fee shall be—

8 “(A) the amount determined from the loan fee
9 table under paragraph (2), plus

10 “(B) 3.25 percent of the total amount of the
11 loan guaranteed, insured, or made, or, in the case of
12 a loan assumption, the unpaid principal balance of
13 the loan on the date of the transfer of the prop-
14 erty.”.

15 (c) AMOUNT OF LOAN.—Section
16 3703(a)(1)(A)(i)(IV) of such title is amended by striking
17 “or (8)” and inserting “(8), or (12)”.

18 (d) TREATMENT AS RESIDENTIAL PROPERTY.—Such
19 title is further amended—

20 (1) in section 3704(c), by adding at the end the
21 following new paragraph:

22 “(3) For purposes of this subsection, stock or mem-
23 bership in a cooperative housing corporation (as defined
24 in section 216(b) of the Internal Revenue Code of 1986)
25 for the purpose of entitling a person to occupy for dwelling

1 purposes a single family residential unit in a development,
2 project, or structure owned or leased by such corporation
3 shall be treated as residential property.”; and

4 (2) in section 3714, by adding at the end the
5 following new subsection:

6 “(i) For purposes of this section, stock or member-
7 ship in a cooperative housing corporation (as defined in
8 section 216(b) of the Internal Revenue Code of 1986) for
9 the purpose of entitling a person to occupy for dwelling
10 purposes a single family residential unit in a development,
11 project, or structure owned or leased by such corporation
12 shall be treated as residential property.”.

13 (e) AUTHORITY TO ADVERTISE.—The Secretary of
14 Veterans Affairs shall use the authority of the Secretary
15 under section 532 of title 38, United States Code, to ad-
16 vertise the availability of loan guarantees for housing co-
17 operative share loans under section 3710(a)(12) of such
18 title and shall take such other appropriate actions as may
19 be necessary, including by the issuance of guidance, to no-
20 tify eligible veterans, participating lenders, and interested
21 realtors of the availability of such loan guarantees and the
22 procedures and requirements that apply to the obtaining
23 of such guarantees.

24 (f) GUIDANCE.—Notwithstanding section 501 of such
25 title, the Secretary of Veterans Affairs may issue guidance

1 to implement section 3710 of title 38, United States Code,
2 as amended by subsection (a), before prescribing new reg-
3 ulations under such section.

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