

119TH CONGRESS
1ST SESSION

H. R. 5508

To amend the National Housing Act to restrict the collection of annual mortgage insurance premiums when a 78 percent loan-to value ratio is reached, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 19, 2025

Mr. MEEKS (for himself and Mr. SESSIONS) introduced the following bill;
which was referred to the Committee on Financial Services

A BILL

To amend the National Housing Act to restrict the collection of annual mortgage insurance premiums when a 78 percent loan-to value ratio is reached, 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 “Mortgage Insurance
5 Freedom Act”.

1 **SEC. 2. RESTRICTION OF COLLECTION OF ANNUAL MORT-**
2 **GAGE INSURANCE PREMIUMS.**

3 (a) IN GENERAL.—Section 203(c)(2) of the National
4 Housing Act (12 U.S.C. 1709(c)(2)) is amended—

5 (1) in subparagraph (B)—

6 (A) in clause (i), by striking “For any”
7 and inserting “Subject to subparagraph (D),
8 for any”; and

9 (B) in clause (ii), by striking “For any”
10 and inserting “Subject to subparagraph (D),
11 for any”;

12 (2) in subparagraph (C)(i), by striking “In ad-
13 dition” and inserting “Subject to subparagraph (D),
14 in addition”; and

15 (3) by adding at the end the following:

16 “(D) RESTRICTION ON ANNUAL PREMIUM
17 COLLECTION.—

18 “(i) IN GENERAL.—The Secretary
19 may not collect any annual premiums
20 under this paragraph with respect to a
21 mortgage at any time that the remaining
22 insured principal balance (excluding the
23 portion of the remaining balance attrib-
24 utable to the premium collected under sub-
25 paragraph (A)) is 78 percent or less than
26 the lower of—

1 “(I) the sales price of the dwell-
2 ing at the sale in connection with
3 which the mortgage was made; or

4 “(II) the appraised value of the
5 dwelling at the time of the origination
6 of the mortgage.

7 “(ii) EXCEPTION.—If the capital ratio
8 of the Mutual Mortgage Insurance Fund
9 falls below 2 percent—

10 “(I) clause (i) shall not apply
11 with respect to any mortgage with re-
12 spect the Secretary was collecting pre-
13 miums on the date on which the cap-
14 ital ratio of the Mutual Mortgage In-
15 surance Fund fell below 2 percent;
16 and

17 “(II) clause (i) shall continue to
18 apply to any mortgage with respect to
19 which the Secretary had stopped col-
20 lecting premiums under this para-
21 graph before the date on which the
22 capital ratio of the Mutual Mortgage
23 Insurance Fund fell below 2 percent
24 because the remaining insured prin-

1 cipal balance met the requirements
2 described in clause (i).

3 “(iii) RULEMAKING.—The Secretary
4 shall, not later than 180 days after the en-
5 actment of this subparagraph, issue such
6 rules to carry out this subparagraph and
7 such rules shall include a process for mort-
8 gagors of mortgages insured under this
9 title to use to demonstrate to the Secretary
10 that the insured principal balance of the
11 mortgage of such mortgagor is 78 percent
12 or less than the lower of—

13 “(I) the sales price of the dwell-
14 ing at the sale in connection with
15 which the mortgage was made; or

16 “(II) the appraised value of the
17 dwelling at the time of the origination
18 of the mortgage.

19 “(iv) OUTREACH AND EDUCATION.—
20 The Secretary shall conduct outreach and
21 educational activities to inform mortgagors
22 of mortgages insured under this title
23 about—

24 “(I) the restriction on premium
25 collection imposed by clause (i); and

1 “(II) and the processes the mort-
2 gator may use to demonstrate to the
3 Secretary that the insured principal
4 balance of the mortgage of such mort-
5 gator is 78 percent or less than the
6 lower of—

7 “(bb) the sales price of the
8 dwelling at the sale in connection
9 with which the mortgage was
10 made; or

11 “(cc) the appraised value of
12 the dwelling at the time of the
13 origination of the mortgage.”.

14 (b) APPLICABILITY.—The amendments made by sub-
15 section (a) shall apply with respect only to mortgages en-
16 dorsed for insurance by the Secretary of Housing and
17 Urban Development after the date of the enactment of this
18 Act.

○