

119TH CONGRESS
1ST SESSION

H. R. 5728

To amend the Housing Act of 1949 to permit the assumption of loans under the Doug Bereuter Section 502 Single Family Housing Loan Guarantee Program.

IN THE HOUSE OF REPRESENTATIVES

OCTOBER 10, 2025

Mr. COSTA (for himself, Mr. BACON, Mr. LAMALFA, Ms. BALINT, Mr. SHERMAN, Ms. SALINAS, Ms. PETTERSEN, Mrs. BEATTY, and Mr. VALADAO) introduced the following bill; which was referred to the Committee on Financial Services

A BILL

To amend the Housing Act of 1949 to permit the assumption of loans under the Doug Bereuter Section 502 Single Family Housing Loan Guarantee Program.

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 “Rural Homeownership
5 Continuity Act of 2025”.

1 **SEC. 2. ASSUMPTION OF LOANS UNDER THE DOUG BEREU-**
2 **TER SECTION 502 SINGLE FAMILY HOUSING**
3 **LOAN GUARANTEE PROGRAM.**

4 (a) IN GENERAL.—Section 502(h)(10) of the Hous-
5 ing Act of 1949 (42 U.S.C. 1472(h)(10)) is amended to
6 read as follows:

7 “(10) ASSUMPTION.—

8 “(A) IN GENERAL.—The Secretary may
9 provide for the assumption of a current guaran-
10 teed loan made under this subsection by any in-
11 dividual qualified to receive a guaranteed loan
12 under this subsection upon the transfer to that
13 individual of the property for which the guaran-
14 teed loan was made.

15 “(B) RELEASE FROM LIABILITY.—If a bor-
16 rower of a guaranteed loan under this sub-
17 section transfers the property for which the
18 guaranteed loan was made to an individual who
19 assumes the guaranteed loan under subpara-
20 graph (A), the transferor, and any co-borrower
21 or guarantor of the transferor, shall be relieved
22 of liability with respect to the guaranteed loan.

23 “(C) ASSUMPTION OF OBLIGATIONS,
24 RIGHTS, AND INTERESTS.—The Secretary shall
25 provide in each assumption under subparagraph
26 (A) for the assumption of the obligations,

1 rights, and interests under the terms of the
2 guaranteed loan or such other terms as the Sec-
3 retary determines appropriate.”.

4 (b) APPLICABILITY.—The amendment made by sub-
5 section (a) shall apply with respect to loans guaranteed
6 under section 502 of the Housing Act of 1949 (42 U.S.C.
7 1472) on or after the date of enactment of this Act.

8 (c) RULEMAKING.—The Secretary of Agriculture
9 may issue a rule to allow servicers of loans guaranteed
10 under section 502 of the Housing Act of 1949 (42 U.S.C.
11 1472) to charge fees to borrowers for transaction costs
12 associated with the loan.

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