

119TH CONGRESS
1ST SESSION

S. 3156

To provide certain Federal employees with the ability to request and receive a period of forbearance on certain mortgage loans during a period during which there is a lapse in appropriations, and for other purposes.

IN THE SENATE OF THE UNITED STATES

NOVEMBER 7, 2025

Ms. ALSOBROOKS (for herself, Mr. VAN HOLLEN, Mr. KAINE, and Mr. WARNER) introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To provide certain Federal employees with the ability to request and receive a period of forbearance on certain mortgage loans during a period during which there is a lapse in appropriations, 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 “Federal Worker Mort-
5 gage Forbearance Act”.

6 **SEC. 2. RIGHT OF AFFECTED INDIVIDUALS TO REQUEST**
7 **FORBEARANCE.**

8 (a) **DEFINITIONS.**—In this section:

1 (1) AGENCY.—The term “agency” means each
2 authority of the executive, legislative, or judicial
3 branch of the Government of the United States.

4 (2) COVERED INDIVIDUAL.—The term “covered
5 individual”—

6 (A) means an employee of an agency, with-
7 out regard to whether the individual is, during
8 a period during which there is a lapse in appro-
9 priations with respect to the agency—

10 (i) determined to be an excepted em-
11 ployee or an employee performing emer-
12 gency work, as those terms are defined by
13 the Office of Personnel Management; or

14 (ii) subject to furlough;

15 (B) includes a contractor who—

16 (i) as part of the ordinary job duties
17 of the individual, provides support to any
18 employee described in subparagraph (A);
19 and

20 (ii) during a period during which
21 there is a lapse in appropriations with re-
22 spect to the applicable agency, does not
23 provide the services described in clause (i);
24 and

1 (C) does not include an individual de-
2 scribed in subparagraph (A) or (B) who, during
3 a period during which there is a lapse in appro-
4 priations with respect to the applicable agency,
5 is paid the basic pay ordinarily paid to the indi-
6 vidual.

7 (3) COVERED PERIOD.—The term “covered pe-
8 riod” means, with respect to a period during which
9 there is a lapse in appropriations with respect to an
10 agency, the period beginning on the date on which
11 that lapse begins and ending on the date that is 180
12 days after the date on which that lapse ends.

13 (4) FEDERALLY BACKED MORTGAGE LOAN.—
14 The term “Federally backed mortgage loan” means
15 a loan that is—

16 (A) secured by a first or subordinate lien
17 on residential real property (including indi-
18 vidual units of condominiums and cooperatives)
19 designed principally for the occupancy of from
20 1- to 4- families; and

21 (B)(i) purchased or securitized by the Fed-
22 eral Home Loan Mortgage Corporation or the
23 Federal National Mortgage Association;

1 (ii) insured by the Federal Housing Ad-
2 ministration under title II of the National
3 Housing Act (12 U.S.C. 1707 et seq.);

4 (iii) insured under section 255 of the Na-
5 tional Housing Act (12 U.S.C. 1715z-20);

6 (iv) guaranteed under section 184 or 184A
7 of the Housing and Community Development
8 Act of 1992 (12 U.S.C. 1715z-13a, 1715z-
9 13b);

10 (v) guaranteed or insured by the Depart-
11 ment of Veterans Affairs; or

12 (vi) guaranteed, made, or insured by the
13 Department of Agriculture.

14 (b) FORBEARANCE OF LOAN PAYMENTS FOR HOLD-
15 ERS OF FEDERALLY BACKED MORTGAGE LOANS DURING
16 COVERED PERIODS.—

17 (1) IN GENERAL.—During any covered period
18 with respect to an agency that begins on or after the
19 effective date of this section described in subsection
20 (d), a covered individual with respect to the agency
21 with a Federally backed mortgage loan may request
22 forbearance on the Federally backed mortgage loan,
23 regardless of delinquency status, by—

24 (A) submitting a request to the servicer of
25 the Federally backed mortgage loan; and

1 (B) affirming that the covered individual is
2 experiencing a financial hardship because of the
3 applicable lapse in appropriations.

4 (2) GRANT OF FORBEARANCE.—Upon a request
5 by a covered individual for forbearance under para-
6 graph (1), the servicer to which the request was sub-
7 mitted shall promptly, and without unreasonable
8 delay, grant forbearance with respect to the applica-
9 ble Federally backed mortgage loan—

10 (A) for a period of 90 days; and

11 (B) regardless of the delinquency status of
12 the Federally backed mortgage loan.

13 (3) RIGHT TO DISCONTINUE.—A covered indi-
14 vidual with respect to whom forbearance is granted
15 under this subsection may, at any time, request that
16 the applicable servicer discontinue the forbearance.

17 (4) ACCRUAL OF INTEREST OR FEES.—During
18 a period of forbearance under this subsection, no
19 fees, penalties, or interest, beyond the amounts
20 scheduled or calculated as if the applicable covered
21 individual made all contractual payments on time
22 and in full under the terms of the mortgage con-
23 tract, shall accrue on the account of the covered in-
24 dividual.

1 (5) NO LUMP-SUM PAYMENT REQUIRED.—After
2 the end of a period of forbearance under this sub-
3 section with respect to a Federally backed mortgage
4 loan, the servicer of the Federally backed mortgage
5 loan may not require the applicable covered indi-
6 vidual to pay a lump-sum payment for the payments
7 on the Federally backed mortgage loan that were not
8 paid during that period of forbearance.

9 (6) CRIMINAL PENALTY FOR FALSE STATE-
10 MENTS.—Knowingly making a false statement in, or
11 in connection with, a request for forbearance under
12 paragraph (1) shall constitute a violation of section
13 1014 of title 18, United States Code.

14 (7) NOTICE.—Not later than 10 days after the
15 date on which a lapse in appropriations with respect
16 to an agency begins, the head of the agency shall
17 provide notice to covered individuals with respect to
18 the agency of the rights of the covered individuals
19 under this subsection.

20 (8) RULE OF CONSTRUCTION.—Nothing in this
21 subsection may be construed to grant forgiveness
22 with respect to a Federally backed mortgage loan.

23 (c) FURNISHING OF CREDIT INFORMATION.—Section
24 623(a)(1) of the Fair Credit Reporting Act (15 U.S.C.

1 1681s-2(a)(1)) is amended by adding at the end the fol-
 2 lowing:

3 “(G) REPORTING INFORMATION RELATING
 4 TO CERTAIN FORBEARANCES.—

5 “(i) DEFINITION.—In this subsection,
 6 the term ‘accommodation’ means an agree-
 7 ment to grant a period of forbearance pur-
 8 suant to section 2(b) of the Federal Work-
 9 er Mortgage Forbearance Act.

10 “(ii) REPORTING.—Except as pro-
 11 vided in clause (iii), if a furnisher makes
 12 an accommodation with respect to 1 or
 13 more payments on a credit obligation or
 14 account of a consumer, and the consumer
 15 makes the payments or is not required to
 16 make 1 or more payments pursuant to the
 17 accommodation, the furnisher shall—

18 “(I) report the credit obligation
 19 or account as current; or

20 “(II) if the credit obligation or
 21 account was delinquent before the ac-
 22 commodation—

23 “(aa) maintain the delin-
 24 quent status during the period in

1 which the accommodation is in
2 effect; and

3 “(bb) if the consumer brings
4 the credit obligation or account
5 current during the period de-
6 scribed in item (aa), report the
7 credit obligation or account as
8 current.

9 “(iii) EXCEPTION.—Clause (ii) shall
10 not apply with respect to a credit obliga-
11 tion or account of a consumer that has
12 been charged-off.”.

13 (d) RETROACTIVE EFFECTIVE DATE.—This section,
14 and the amendments made by this section, shall take ef-
15 fect as if enacted on September 30, 2025.

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