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OHIO LEGISLATIVE SERVICE COMMISSION

Office of Research
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Office

S.B. 264
134th General Assembly

Fiscal Note & Local Impact Statement

[Click here for S.B. 264's Bill Analysis](#)

Version: As Reported by Senate Financial Institutions and Technology

Primary Sponsor: Sen. Brenner

Local Impact Statement Procedure Required: No

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Highlights

- The Department of Commerce's Division of Financial Institutions, specifically the Consumer Finance Section, may incur new costs for regulating remote work by mortgage loan originators and others subject to the Residential Mortgage Loan Law.
- To offset this cost, the bill allows for an annual fee of not more than \$25 for each location at which a mortgage loan originator or any other person associated with the registrant or entity works remotely. These fees will be deposited into the Consumer Finance Fund (Fund 5530).

Detailed Analysis

The bill permits a registered mortgage lender, servicer, or broker, or an entity exempted from registration under the Residential Mortgage Loan Law, to allow a mortgage loan originator or any other person associated with the registrant or entity to work remotely if certain conditions are met. As a result, the bill may increase costs for the Department of Commerce's Division of Financial Institutions, in particular the Consumer Finance Section. The cost will ultimately depend on the number of mortgage loan originators that engage in remote work. To offset this cost, the bill allows the Superintendent of Financial Institutions to charge a registrant or entity an annual fee of not more than \$25 for each location at which a mortgage loan originator or any other person associated with the registrant or entity works remotely. The annual fee will be deposited into the Consumer Finance Fund (Fund 5530) that is used by the Consumer Finance Section to regulate consumer finance businesses and nondepository lending institutions. As of March 2022, there are 18,816 active licensed mortgage originators.