

# **WEST VIRGINIA LEGISLATURE**

## **2026 REGULAR SESSION**

**Introduced**

### **Senate Bill 582**

BY SENATOR AZINGER

[Introduced January 22, 2026; referred  
to the Committee on Banking and Insurance]



1 A BILL to amend and reenact §31-17-4 of the Code of West Virginia, 1931, as amended, relating  
2 to requirements for licensure as a mortgage lender or broker; and allowing other forms of  
3 financial statements from broker applicants to show tangible net worth.

*Be it enacted by the Legislature of West Virginia:*

**ARTICLE 17. WEST VIRGINIA RESIDENTIAL MORTGAGE LENDER, BROKER, AND  
SERVICER ACT.**

**§31-17-4. Applications for licenses; requirements; bonds; fees; renewals; waivers and  
reductions; per loan fee.**

1 (a) In connection with an application for licensing as a mortgage lender or mortgage  
2 broker, the applicant shall, at a minimum, furnish to the Nationwide Multistate Licensing System  
3 and Registry information concerning the applicant's identity, including:

4 (1) Fingerprints for submission to the Federal Bureau of Investigation and any  
5 governmental agency or entity authorized to receive such information for a state, national, and  
6 international criminal history background check; and

7 (2) Personal history and experience in a form prescribed by the Nationwide Multistate  
8 Licensing System and Registry and the commissioner, including the submission of authorization  
9 for the Nationwide Multistate Licensing System and Registry and the commissioner to obtain:

10 (A) An independent credit report obtained from a consumer reporting agency described in  
11 Section 603(p) of the Fair Credit Reporting Act; and

12 (B) Information related to any administrative, civil, or criminal findings by any governmental  
13 jurisdiction.

14 (b) In order to reduce the points of contact which the Federal Bureau of Investigation may  
15 have to maintain for purposes of this article, the commissioner may use the Nationwide Multistate  
16 Licensing System and Registry or its designated vendor as a channeling agent for requesting

17 information from, and distributing information to, the Department of Justice or any governmental  
18 agency.

19 (c) In order to reduce the points of contact which the commissioner may have to maintain,  
20 for purposes of this article, the commissioner may use the Nationwide Multistate Licensing  
21 System and Registry as a channeling agent for requesting and distributing information to and from  
22 any source so directed by the commissioner.

23 (d) Application for a lender's or broker's license shall each year be submitted under oath,  
24 in the form prescribed by the commissioner. Background and credit checks shall be conducted in  
25 accordance with this article. Any application shall also disclose the location at which the business  
26 of lender or broker is to be conducted.

27 (e) At the time of making application for a lender's license, the applicant therefor shall:

28 (1) If a foreign corporation, submit a certificate from the Secretary of State certifying that  
29 the applicant is registered with the Secretary of State to transact business in this state;

30 (2) Submit proof that he or she has available for the operation of the business at the  
31 location specified in the application, tangible net worth of at least \$250,000 computed according  
32 to the United States generally accepted accounting principles as shown by the most recent  
33 audited financial statement;

34 (3) File an electronic surety bond through the Nationwide Multistate Licensing System and  
35 Registry in favor of the state for the benefit of consumers, or for a claim by the commissioner for  
36 an unpaid civil administrative penalty, or an unpaid examination invoice in the amount of \$100,000  
37 for licensees with West Virginia annual loan originations of \$0 to \$3 million, \$150,000 for West  
38 Virginia annual loan originations greater than \$3 million and up to \$10 million, and \$250,000 for  
39 West Virginia annual loan originations over \$10 million, in a form and with conditions as the  
40 commissioner may prescribe, and executed by a surety company authorized to do business in  
41 this state: *Provided*, That lender licensees who service West Virginia mortgage loans shall file  
42 with the commissioner a bond under the same conditions listed above in the amount of \$200,000;

43 (4) Pay to the commissioner a license fee of \$1,250 plus the actual cost of fingerprint  
44 processing and the processing fees assessed by the Nationwide Multistate Licensing System and  
45 Registry. If the commissioner shall determine that an investigation outside this state is required  
46 to ascertain facts or information relative to the applicant or information set forth in the application,  
47 the applicant may be required to advance sufficient funds to pay the estimated cost of the  
48 investigation. An itemized statement of the actual cost of the investigation outside this state shall  
49 be furnished to the applicant by the commissioner and the applicant shall pay, or shall have  
50 returned to him or her, as the case may be, the difference between his or her payment in advance  
51 of the estimated cost and the actual cost of the investigation; and

52 (5) Submit a full and complete disclosure of any litigation or unresolved complaint filed by  
53 a governmental authority or class action lawsuit on behalf of consumers relating to the operation  
54 of the license applicant.

55 (f) At the time of making application for a broker's license, the applicant therefor shall:

56 (1) If a foreign corporation, submit a certificate from the Secretary of State certifying that  
57 the applicant is registered with the Secretary of State to transact business in this state;

58 (2) Submit proof that he or she has available for the operation of the business at the  
59 location specified in the application, tangible net worth of at least \$10,000 computed according to  
60 the United States generally accepted accounting principles as shown by the most recent  
61 compiled, reviewed, or audited financial statement;

62 (3) File an electronic surety bond through the Nationwide Multistate Licensing System and  
63 Registry in favor of the state for the benefit of consumers, or for a claim by the commissioner for  
64 an unpaid civil administrative penalty or an unpaid examination invoice in the amount of \$50,000  
65 for licensees with West Virginia loan originations of \$0 to \$3 million, \$75,000 for West Virginia  
66 loan originations greater than \$3 million and up to \$10 million, and \$100,000 for West Virginia  
67 loan originations over \$10 million in a form and with conditions as the commissioner may  
68 prescribe and executed by a surety company authorized to do business in this state: *Provided*

69 That the bond must be in the amount of \$150,000 before a broker may participate in a table-  
70 funded residential mortgage loan;

71 (4) Pay to the commissioner a license fee of \$350 plus the actual cost of fingerprint  
72 processing and the processing fees assessed by the Nationwide Multistate Licensing System and  
73 Registry; and

74 (5) Submit a full and complete disclosure of any litigation or unresolved complaint filed by  
75 a governmental authority or class action lawsuit on behalf of consumers relating to the operation  
76 of the license applicant.

77 (g) The aggregate liability of the surety on any bond given pursuant to the provisions of  
78 this section shall in no event exceed the amount of the bond.

79 (h) Nonresident lenders and brokers licensed under this article by their acceptance of the  
80 license acknowledge that they are subject to the jurisdiction of the courts of West Virginia and the  
81 service of process pursuant to §46A-2-137 of this code and §56-3-33 of this code.

82 (i) The commissioner may elect to reduce or waive the application fees, bond amounts,  
83 and net worth requirements imposed by this section for bona fide nonprofit corporations or other  
84 bona fide nonprofit business entities, including community housing development organizations,  
85 whose residential mortgage lending or brokering activities provide housing primarily to  
86 households or persons below the HUD-established median income for their area of residence.  
87 Any waiver of fees or other costs under this paragraph shall not be construed as a waiver of the  
88 duty to comply with all other provisions of this article.

89 (j) Every broker and lender licensee shall pay a fee of \$5 for each residential mortgage  
90 loan originated, made, or brokered in a calendar year. This fee shall be paid annually for the  
91 benefit of the Division of Financial Institutions and remitted promptly through the Nationwide  
92 Multistate Licensing System and Registry when the invoice is received. If a licensee ceases  
93 operation, it shall complete the Statistical Activity Report and remit any fees due since the last

94 reporting period when it relinquishes its license when invoiced by the Division through the  
95 Nationwide Multistate Licensing System and Registry.

96 (k) If a claim for a consumer restitution is pending on a bond required pursuant to this  
97 section when the commissioner makes a claim for a civil administrative penalty or an unpaid  
98 examination invoice, the consumer claim shall be resolved before any payments may be made  
99 for an unpaid penalty or examination invoice.