

## CMBA Legislative Report

The 2020 Legislative Session for the Connecticut General Assembly was scheduled to convene on February 5th and adjourn on May 6th. However, on Wednesday, March 11th, the day before the World Health Organization declared the Coronavirus pandemic, the State House and Senate held a regular legislative session for the last time. Then, in accordance with the State Constitution, a small group of House and Senate leaders convened on May 6th to officially close the 2020 session with a motion of “sine die”. With that motion the session ended with just a single piece of legislation having been adopted. Importantly, that piece of legislation was the State Bond Act.

On March 10th, pursuant to [Section 19a-131a](#) and [Section 28-9](#) of the Connecticut General Statutes, the Governor signed a Declaration of Public Health and Civil Preparedness Emergencies. On March 12th a special committee of leaders of the House and Senate along with the Public Health Committee met to discuss and review the Declaration and chose not to exercise their power to disapprove or nullify it. The Declaration has been in effect since then and is set to expire on September 9th, 2020.

Based on these developments, Connecticut’s state government has effectively been run by gubernatorial Executive Order (EO). As of June 10th, Governor Lamont has issued [fifty one EO's](#).

The Connecticut Mortgage Bankers Association (CMBA) has been actively involved in shaping many of the pertinent decisions that have, and continue to be made, regarding Connecticut’s mortgage banking industry. Specifically, the CMBA helped lead a large coalition of stakeholders focused on addressing public health concerns while at the same time allowing mortgage and real estate transactions to proceed during the pandemic. These efforts by the CMBA, among other stakeholders, ultimately led to the issuance of [EO 7Q](#), which among other things, allowed for remote notarization of mortgage deeds and other legal documents. In addition to the CMBA, EO 7Q was supported by the CT Association of Realtors, the CT Town Clerks Association and the CT Bankers Association. Numerous members of the CMBA were also very instrumental in both bringing this issue to the forefront and crafting the EO language so as to ensure its effectiveness.

As of this writing, the groups and individuals described above are actively pursuing an extension of EO 7Q, which is currently scheduled to expire on June 23rd.

The CMBA has also been working to oppose various EO’s that it believes would be detrimental to our industry. In particular, CMBA President Terence Floyd recently sent a letter to the Governor Lamont on behalf of the Association, urging the Governor to reject a request to issue an EO that would require all portfolio mortgage loans to be granted up to 360 days of forbearance. Thankfully the Governor’s Office has not acted on that request for extended forbearance.

It should also be noted that members of the CMBA’s Default Servicing Committee has have been actively working with the state’s Judicial Branch to creatively find ways to re-open the state’s courts and judicial system for certain mortgage related issues.

In these difficult times, the CMBA, its leadership and its individual members have risen to the occasion and will continue to do so.