

BANKWISE

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HOME MORTGAGE DISCLOSURE ACT (REGULATION C)

The **Home Mortgage Disclosure Act (HMDA)** requires financial institutions to maintain, report, and publicly disclose loan-level mortgage information to ensure transparency and help identify discriminatory lending practices.

Regulation C outlines the requirements under this law.

KEY PROTECTIONS



Transparency

Financial institutions must report detailed mortgage data, including loan terms and borrower demographics.



Fair Lending

HMDA data help show whether lenders are serving the housing needs of their communities and help identify possible discriminatory lending.

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BANKWISE is a series of informational resources developed by the Office of the Comptroller of the Currency (OCC) to help consumers understand the federal consumer protection laws and regulations that govern financial institutions. Protections and requirements for business purposes may vary.





RESOURCES



Read: Learn more about [HMDA](#).



Get assistance: The OCC's [HelpWithMyBank.gov](#) has answers to questions on a range of banking topics, including [mortgages and home equity](#), and information on how customers may file a complaint against an OCC-supervised institution.



Find who regulates your financial institution: Visit [HelpWithMyBank.gov](#) to contact your bank's regulator for assistance. The [National Credit Union Administration](#) regulates most credit unions.

BANK REQUIREMENTS

Financial institutions are required to comply with HMDA and its implementing regulation. In addition to the protections listed under the KEY PROTECTIONS section:

BANKS MUST:

- **report specific data collected** from home mortgage loan applications, including information about the loan, property, and applicant, to the appropriate federal agency.
- **maintain a loan/application register (LAR)** that includes all required data fields for each application and loan.
- **ensure** that the LAR data are accurate.
- **make HMDA data publicly available** upon request, usually by providing a version of the LAR that is modified to protect consumer privacy.
- **post a general notice** informing the public that HMDA data are available.

BANKS MAY NOT:

- use HMDA data in a way that results in **discriminatory lending practices** or violates fair lending laws.
- **fail to report required data** on the LAR.
- **alter or falsify HMDA data** to misrepresent lending practices or outcomes.

BANKS MAY (optional)

- **voluntarily report certain loans** or applications that are not otherwise required to be reported.
- **enhance access** by providing additional methods for the public to access HMDA data.



Office of the
Comptroller of the Currency

Promoting a Safe, Sound, and Fair Federal Banking System



The Office of the Comptroller of the Currency's (OCC) ensures that national banks and federal savings associations operate in a safe and sound manner, provide fair access to financial services, treat customers fairly, and comply with applicable laws and regulations.

Disclaimer: This fact sheet is for informational purposes only and does not constitute legal advice. The terms "bank" and "banks" generally refer to national banks, federal savings associations, and federal branches or agencies of foreign banking organizations the OCC regulates. For specific legal questions or concerns, consult with a qualified attorney.