WHO MUST REPORT

HMDA institutional coverage

The precise criteria for whether an institution is covered by Regulation C are codified in 12 CFR § 1003.2(g). These criteria are illustrated by the following diagrams.

Coverage criteria | Effective January 1, 2018

Depository Institution

Is the institution a bank, credit union, or savings association?

- Yes

On the preceding December 31, did the total assets of the institution exceed the asset threshold?

- Yes

On the preceding December 31, did the institution have a home or branch office in a Metropolitan Statistical Area (MSA)?

- Yes

In the preceding calendar year, did the institution originate at least one home purchase loan or refinancing of a home purchase loan secured by a first lien on a one- to four-unit dwelling?

- Yes

Is the institution federally insured or regulated; was the mortgage loan referred to above insured, guaranteed, or supplemented by a Federal agency; or was the loan intended for sale to Fannie Mae or Freddie Mac?

- Yes

Did the institution originate at least:

- 25 closed-end mortgage loans in each of the two preceding calendar years; or
- 100 open-end lines of credit in each of the two preceding calendar years?

- Yes

The institution is a depository financial institution covered by Regulation C

- No

The institution is not covered

Nondepository Institution

Is the institution a for-profit mortgage-lending institution (other than a bank, savings association, or credit union)?

- Yes

Did the institution either:

- Have a home or branch office in an MSA on the preceding December 31, or
- Receive applications for, originate, or purchase at least five home purchase loans, home improvement loans, or refinancings related to property located in the same MSA or Metropolitan Division (MD) in the preceding calendar year?

- Yes

Did the institution originate at least:

- 25 closed-end mortgage loans in each of the two preceding calendar years; or
- 100 open-end lines of credit in each of the two preceding calendar years?

- Yes

The institution is a nondepository financial institution covered by Regulation C

- No

The institution is not covered

1 Every year, the Bureau announces the size of the asset threshold in the Federal Register. The asset threshold may change from year to year based on changes in the average of the Consumer Price Index for Urban Wage Earners and Clerical Workers.

2 Some transactions are not HMDA reportable and are excluded from the coverage criteria. For more information, please see § 1003.3(c) of Regulation C.

This chart summarizes requirements under HMDA and Regulation C, and does not itself establish any binding obligations. It is intended only to act as a quick reference and not as a substitute for the regulation or its commentary. Always consult the regulation text and official commentary for a complete understanding of the law. Version 1.0, 10/15/15