

118TH CONGRESS
2D SESSION

S. 4971

To amend the Housing Act of 1949 to permit the assumption of loans under the Doug Bereuter Section 502 Single Family Housing Loan Guarantee Program.

IN THE SENATE OF THE UNITED STATES

AUGUST 1, 2024

Mr. WELCH introduced the following bill; which was read twice and referred to the Committee on Banking, Housing, and Urban Affairs

A BILL

To amend the Housing Act of 1949 to permit the assumption of loans under the Doug Bereuter Section 502 Single Family Housing Loan Guarantee Program.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Rural Homeownership
5 Continuity Act of 2024”.

1 **SEC. 2. ASSUMPTION OF LOANS UNDER THE DOUG BEREU-**
2 **TER SECTION 502 SINGLE FAMILY HOUSING**
3 **LOAN GUARANTEE PROGRAM.**

4 Section 502(h)(10) of the Housing Act of 1949 (42
5 U.S.C. 1472(h)(10)) is amended to read as follows:

6 “(10) ASSUMPTION.—

7 “(A) IN GENERAL.—The Secretary may
8 provide for the assumption of a current guaran-
9 teed loan made under this subsection by any in-
10 dividual qualified to receive a guaranteed loan
11 under this subsection upon the transfer to that
12 individual of the property for which the guaran-
13 teed loan was made.

14 “(B) RELEASE FROM LIABILITY.—If a bor-
15 rower of a guaranteed loan under this sub-
16 section transfers the property for which the
17 guaranteed loan was made to an individual who
18 assumes the guaranteed loan under subpara-
19 graph (A), the transferor, and any co-borrower
20 or guarantor of the transferor, shall be relieved
21 of liability with respect to the guaranteed loan.

22 “(C) ASSUMPTION OF OBLIGATIONS,
23 RIGHTS, AND INTERESTS.—The Secretary shall
24 provide in each assumption under subparagraph
25 (A) for the assumption of the obligations,
26 rights, and interests under the terms of the

- 1 guaranteed loan or such other terms as the Sec-
- 2 retary determines appropriate.”.

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