

Federal Reserve Bank of San Francisco  
101 Market Street, San Francisco, California 94105

August 27, 2013

To State Member Banks, Bank  
Holding Companies, Financial Holding  
Companies, Savings and Loan Holding Companies,  
and Foreign Banking Offices  
in the Twelfth Federal Reserve District

**CA 13-12 Revised Interagency Examination Procedures for Regulation Z**

On August 21, 2013, the Federal Reserve Board issued [CA 13-12](#), which transmits the revised interagency examination procedures for Regulation Z – Truth-in-Lending.

The attached procedures incorporate recent amendments to Regulation Z finalized through June 12, 2013, and issued by the Consumer Financial Protection Bureau (CFPB). Specifically, the procedures reflect recent mortgage rules implementing the Dodd-Frank Act Wall Street Reform and Consumer Protection Act that will generally go into effect on January 10, 2014, including rules regarding ability-to-repay and qualified mortgage standards (ATR/QM), loan originator compensation and qualification, servicing, and loans subject to the Home Ownership and Equity Protection Act (HOEPA). Interagency appraisal rules will go into effect on January 18, 2014, and are also reflected in the attached procedures. In addition, the CFPB's escrow rule and one provision of its loan originator compensation rule that were previously incorporated in the procedures transmitted with CA 13-9, which has been superseded by the current CA letter, are incorporated in the attached examination procedures.

On July 10, 2013, the CFPB also issued a final rule clarifying, correcting, or amending the servicing, ATR/QM, and escrow rules. The CFPB is expected to finalize a separate proposal containing additional clarifications in the fall. The agencies anticipate issuing corresponding interagency revisions to the Regulation Z examination procedures shortly after the latter rulemaking is finalized. The future revision is also expected to include updated examiner worksheets.

**Resource**

Additional information on CFPB rules and related guidance can be found on the CFPB's website at <http://www.consumerfinance.gov/>.

**Additional Information**

All circulars and documents are available on the Internet through the Federal Reserve Bank of San Francisco's website, at <http://www.frbsf.org/banking/letters>.

For additional information regarding supervisory expectations, please contact:

Federal Reserve Bank of San Francisco  
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**Attachments:**

[Revised Regulation Z Interagency Examination Procedures](#)