

HB 2636 -- MORTGAGE MODIFICATIONS

SPONSOR: Owen

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on Financial Institutions by a vote of 13 to 0. Voted "Do Pass" by the Standing Committee on Rules-Legislative by a vote of 12 to 0.

This bill creates the "Uniform Mortgage Modification Act", establishing new procedures with respect to modifications of mortgages.

The bill provides that, for any mortgage modification, defined in the bill, all of the following apply:

- (1) The mortgage continues to secure the obligation as modified;
- (2) The priority of the mortgage is not affected by the modification;
- (3) The mortgage retains its priority regardless of whether a record of the mortgage modification is recorded in the public land records; and
- (4) The modification is not considered a novation.

This bill supersedes the Federal Electronic Signatures in Global and National Commerce Act, as permitted by that Act, except as otherwise provided in this bill.

The bill contains various exceptions.

This bill is similar to SB 834 (2026).

PROPONENTS: Supporters say that this bill will be beneficial to businesses and consumers.

Testifying in person for the bill were Representative Owen; Missouri Independent Bankers Association; Missouri Bankers Association; and Mortgage Bankers Association of Missouri.

OPPONENTS: There was no opposition voiced to the committee.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.