

tion, or interpretation thereof by the Board of Governors of the Federal Reserve System, notwithstanding the fact that after such act or omission has occurred, such rule, regulation, or interpretation is amended, rescinded, or determined by judicial or other authority to be invalid for any reason.

**(f) Authority to establish rules regarding losses and liability among depository institutions**

The Board is authorized to impose on or allocate among depository institutions the risks of loss and liability in connection with any aspect of the payment system, including the receipt, payment, collection, or clearing of checks, and any related function of the payment system with respect to checks. Liability under this subsection shall not exceed the amount of the check giving rise to the loss or liability, and, where there is bad faith, other damages, if any, suffered as a proximate consequence of any act or omission giving rise to the loss or liability.

(Pub. L. 100-86, title VI, §611, Aug. 10, 1987, 101 Stat. 650.)

**EFFECTIVE DATE**

Section effective Sept. 1, 1988, see section 613(b) of Pub. L. 100-86, set out as a note under section 4001 of this title.

**CHAPTER 42—LOW-INCOME HOUSING PRESERVATION AND RESIDENT HOMEOWNERSHIP**

**SUBCHAPTER I—PREPAYMENT OF MORTGAGES INSURED UNDER NATIONAL HOUSING ACT**

Sec.	
4101.	General prepayment limitation.
4102.	Notice of intent.
4103.	Appraisal and preservation value of eligible low-income housing.
4104.	Annual authorized return and preservation rents.
4105.	Federal cost limits and limitations on plans of action.
4106.	Information from Secretary.
4107.	Plan of action.
4108.	Prepayment and voluntary termination.
4109.	Incentives to extend low-income use.
4110.	Incentives for transfer to qualified purchasers.
4111.	Mandatory sale for housing exceeding Federal cost limits.
4112.	Criteria for approval of plan of action involving incentives.
4113.	Assistance for displaced tenants.
4114.	Permissible prepayment or voluntary termination and modification of commitments.
4115.	Timetable for approval of plan of action.
4116.	Resident homeownership program.
4117.	Delegated responsibility to State agencies.
4118.	Consultations with other interested parties.
4119.	Definitions.
4120.	Notice to tenants.
4121.	Definitions of qualified and priority purchaser and related party rule.
4122.	Preemption of State and local laws.
4123.	Severability.
4124.	Authorization of appropriations.
4125.	State preservation project assistance.

**SUBCHAPTER II—TECHNICAL ASSISTANCE AND CAPACITY BUILDING**

4141.	Authority.
4142.	Purposes.
4143.	Grants for building resident capacity and funding predevelopment costs.

Sec.	
4144.	Grants for other purposes.
4145.	Delivery of assistance through intermediaries.
4146.	Definitions.
4147.	Funding.

**CODIFICATION**

Subtitles A and B of the Low-Income Housing Preservation and Resident Homeownership Act of 1990, Pub. L. 100-242, title II, as revised generally by Pub. L. 101-625, title VI, §601(a), Nov. 28, 1990, 104 Stat. 4249, comprise subchapter I of this chapter. Prior to the general revision by Pub. L. 101-625 subtitles A and B (§§201-235) of the Emergency Low Income Housing Preservation Act of 1987, Pub. L. 100-242, title II, Feb. 5, 1988, 101 Stat. 1877, as amended by Pub. L. 100-628, title X, §§1021-1027, Nov. 7, 1988, 102 Stat. 3270, 3271; Pub. L. 101-235, title II, §§201, 202(a)-(c), 203(b), Dec. 15, 1989, 103 Stat. 2037, 2038; Pub. L. 101-402, §1, Oct. 1, 1990, 104 Stat. 866; Pub. L. 101-494, §§1(c), 2(a), Oct. 31, 1990, 104 Stat. 1185, were set out as a note under section 1715f of this title and amended section 1715z-6 of this title.

Subtitle C of the Low-Income Housing Preservation and Resident Homeownership Act of 1990, Pub. L. 100-242, title II, as added by Pub. L. 102-550, title III, §312, Oct. 28, 1992, 106 Stat. 3765, comprises subchapter II of this chapter. Another subtitle C of title II of Pub. L. 100-242 amended sections 1472, 1485, and 1487 of Title 42, The Public Health and Welfare.

**SUBCHAPTER I—PREPAYMENT OF MORTGAGES INSURED UNDER NATIONAL HOUSING ACT**

**§ 4101. General prepayment limitation**

**(a) Prepayment and termination**

An owner of eligible low-income housing may prepay, and a mortgagee may accept prepayment of, a mortgage on such housing only in accordance with a plan of action approved by the Secretary under this subchapter or in accordance with section 4114 of this title. An insurance contract with respect to eligible low-income housing may be terminated pursuant to section 1715t of this title only in accordance with a plan of action approved by the Secretary under this subchapter or in accordance with section 4114 of this title.

**(b) Foreclosure**

A mortgagee may foreclose the mortgage on, or acquire by deed in lieu of foreclosure, any eligible low-income housing project only if the mortgagee also conveys title to the project to the Secretary in connection with a claim for insurance benefits.

**(c) Effect of unauthorized prepayment**

Any prepayment of a mortgage on eligible low-income housing or termination of the mortgage insurance on such housing not in compliance with the provisions of this subchapter shall be null and void and any low-income affordability restrictions on the housing shall continue to apply to the housing.

(Pub. L. 100-242, title II, §211, as added Pub. L. 101-625, title VI, §601(a), Nov. 28, 1990, 104 Stat. 4249.)

**EFFECTIVE DATE**

Section 605 of Pub. L. 101-625 provided that: "This subtitle [subtitle A (§§601-605) of title VI of Pub. L. 101-625, enacting this chapter, amending sections