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, 2022¹

## Depository Institution

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

- **No**

### On the preceding December 31, did the total assets of the institution exceed the asset threshold?²

- **Yes**

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

- **No**

### 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?

- **No**

### Did the institution originate at least³:

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

- **Yes**

## Nondepository Institution

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

- **No**

### 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?

- **No**

### Did the institution originate at least³:

- 100 closed-end mortgage loans in each of the two preceding calendar years; or
- 200 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

## The institution is not covered

¹ This chart is effective January 1, 2022. Prior to January 1, 2022, the open-end line of credit threshold is temporarily set at 500. Prior to July 1, 2020, the closed-end mortgage loan threshold is 25.

² 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.

³ Some transactions are not HMDA reportable and are excluded from the coverage criteria. For more information, please see § 1003.3(c) of Regulation C.