City of Santa Rosa

May 25, 2023

Senator Mike McGuire
1021 O Street, Room 8610
Sacramento, CA 95814

RE: SB 455 (McGuire) – SUPPORT

Dear Senator McGuire:

On behalf of the City of Santa Rosa, I am pleased to support SB 455, which would require that in the event of a declared state emergency a mortgage servicer must disclose the terms of an existing rebuild contract to a subsequent mortgage servicer. This bill would also require that any mortgage company that purchases an active mortgage must abide by the terms of an existing rebuild contract.

NATALIE ROGERS
Mayor

DIANNA MACDONALD
Vice Mayor

EDDIE ALVAREZ
VICTORIA FLEMING
JEFF OKREPKIE
CHRIS ROGERS
MARK STAPP

Disaster survivors that hold an active mortgage at the time of the disaster and experience a total loss of their home or property enter into rebuild contracts with their mortgage servicer in order to begin the rebuild process. However, if a mortgage servicer sells the mortgage to another mortgage servicing company, the subsequent mortgage servicer may not be aware of any existing rebuild contracts or may have a different interpretation of what requirements the survivor must meet prior to releasing insurance rebuild funds.

SB 455 would streamline the process for mortgage holders to access their insurance proceeds after the total loss of their property by requiring that mortgage servicers disclose the terms of an existing rebuild contract to any subsequent mortgage servicer.

Ensuring that the terms of rebuild contracts are consistent between mortgage servicers will simplify and expedite the process for borrowers to receive their insurance funds to repair, rebuild, or replace their homes after experiencing a total loss of their property. Disaster survivors already face tremendous challenges to recover from the effects of the disaster and SB 455 will aid them to begin to rebuild their homes and their lives.

For all these reasons, the City of Santa Rosa is in strong support of SB 455.

Sincerely,

Natalie Rogers
Mayor

Office of the Mayor
100 Santa Rosa Avenue - Room 10 • Santa Rosa, CA 95404
Phone: (707) 543-3010 • Fax: (707) 543-3030
www.srcity.org