



Last week, the CFPB released three Threshold Adjustments effective January 1, 2021.

1. Threshold for exempting loans from special appraisal requirements under the TILA Higher Priced Mortgage Loan Appraisal rule. Based on the CPI-W in effect as of June 1, 2020, the exemption threshold will remain at \$27,200, effective January 1, 2021.
2. Threshold in Regulation Z for determining the exempt consumer credit transactions under TILA. Based on the annual percentage increase in the CPI-W as of June 1, 2020, the exemption threshold will remain at \$58,300 effective January 1, 2021.
3. Threshold in Regulation M for determining the exempt consumer lease transactions under the Consumer Leasing Act. Based on the annual percentage increase in the CPI-W as of June 1, 2020, will remain at \$58,300 effective January 1, 2021.

You can read more about the threshold adjustments here:

HPML Threshold: <https://www.consumerfinance.gov/policy-compliance/rulemaking/final-rules/appraisals-higher-priced-mortgage-loans-exemption-threshold-adjustments/>.

Reg Z Threshold: <https://www.consumerfinance.gov/policy-compliance/rulemaking/final-rules/truth-lending-regulation-z-threshold-adjustments/>.

Reg M Threshold: <https://www.consumerfinance.gov/policy-compliance/rulemaking/final-rules/consumer-leasing-regulation-m-adjustments/>.