

Action Training

Thresholds and Exemption levels

The CFPB has recently updated some more of the thresholds and exemption levels for 2021, as highlighted below in red for 2021. Distribute to affected staff for updating procedures and training.

	New for 2021	2020	2019	2018
Exemption threshold for consumer credit (1026.3(b))	\$58,300	\$58,300	\$57,200	\$55,800
Exemption threshold for Appraisals for Higher-priced Mortgage Loans (1026.35(c)(2)(ii))	\$27,200	\$27,200	\$26,700	\$26,000
Points and fees dollar trigger for High Cost Mortgages (1026.32(a)(1)(ii))	\$1,103	\$1,099	\$1,077	\$1,052
Total loan amount threshold for High Cost Mortgages (1026.32(a)(1)(ii))	\$22,052	\$21,980	\$21,549	\$21,032
Threshold trigger for disclosing minimum interest charges for open-end consumer credit plans (1026.6(b)(2)(iii) and 1026.60(b)(3))	\$1.00	\$1.00	\$1.00	\$1.00
Qualified Mortgage (QM) maximum thresholds for exemption (1026.43(e)(3)(ii))	1) For a loan amount \geq \$110,260 = 3% of the total loan amount 2) For a loan amount \geq \$66,156 but $<$ \$110,260 = \$3,308 3) For a loan amount \geq \$22,052 but $<$ \$66,156 = 5% of the total loan amount 4) For a loan amount \geq \$13,783 but $<$ \$22,052 = \$1,103 5) For a loan amount $<$ \$13,783 = 8% of the total loan amount	1) For a loan amount \geq \$109,898 = 3% of the total loan amount 2) For a loan amount \geq \$65,939 but $<$ \$109,898 = \$3,297 3) For a loan amount \geq \$21,980 but $<$ \$65,939 = 5% of the total loan amount 4) For a loan amount \geq \$13,737 but $<$ \$21,980 = \$1,099 5) For a loan amount $<$ \$13,737 = 8% of the total loan amount	1) For a loan amount \geq \$107,747 = 3% of the total loan amount 2) For a loan amount \geq \$64,648, but $<$ \$107,747 = \$3,232 3) For a loan amount \geq \$21,549, but $<$ \$64,648 = 5% of the total loan amount 4) For a loan amount \geq \$13,468 but less than \$21,549 = \$1,077 5) For a loan amount $<$ \$13,468 = 8% of the total loan amount	1) For a loan amount \geq \$105,158 = 3% of the total loan amount 2) For a loan amount \geq \$63,095, but $<$ \$105,158 = \$3,155 3) For a loan amount \geq \$21,032, but $<$ \$63,095 = 5% of the total loan amount 4) For a loan amount \geq \$13,145, but less than \$21,032 = \$1,052 5) For a loan amount $<$ \$13,145 = 8% of the total loan amount
Safe harbor dollar amount for a first violation penalty fee for credit card accounts and open-end credit offered to college students (1026.52(b))	\$29	\$29	\$28	\$27
Safe harbor dollar amount for a subsequent violation penalty fee for credit card accounts and open-end credit offered to college students (1026.52(b))	\$40	\$40	\$39	\$38
Asset-size threshold for creditors to qualify for escrow exemption for Higher-priced Mortgage Loans (1026.35(b)(2)(iii))	For calendar year 2021 and loans consummated in 2021 for which applications were received before 4/1/22: less than \$2.230 billion as of 12/31/20	For calendar year 2020 and loans consummated in 2020 for which applications were received before 4/1/21: less than \$2.202 billion as of 12/31/19	For calendar year 2019 and loans consummated in 2019 for which applications were received before 4/1/20: less than \$2.167 billion as of 12/31/18	For calendar year 2018 and for loans consummated in 2018 for which applications were received before 4/1/19: less than \$2.112 billion as of 12/31/17
HMDA bank, savings association, and credit union asset-size exemption threshold (1003.3)	\$48 million or less	\$47 million or less	\$46 million or less	\$45 million or less
Exemption threshold for consumer leases (1013.2(e))	\$58,300	\$58,300	\$57,200	\$55,800