

money to finance the closing costs of the transaction do not constitute new money.

Fourth, the bill clarifies that loan servicers are not assignees for purposes of truth in lending liability if they only own legal title for servicing purposes.

Fifth, the bill raises the statutory damages for individual actions from \$1,000 to \$2,000. Section 130(a) of TILA allows a consumer to recover both actual and statutory damages in connection with TILA violations. However, statutory damages are provided in TILA because actual damages, which require proof that the borrower suffered a loss in reliance upon the inaccurate disclosure, are extremely difficult to establish. To recover actual damages, consumers must show that they suffered a loss because they relied on an inaccurate or incomplete disclosure. A number of lawsuits have been filed in which plaintiffs have claims as actual damages the amount of the fees or charges that have been misdisclosed. This is not the meaning of actual damages. The proper meaning of damages is discussed in *Adiel v. Chase Federal Savings & Loan Association*, 630 F. Supp. 131 (S.D. Fla. 1986), *aff'd* 810 F.2d 1051 (11th Cir. 1987).

Sixth, the bill preserves the consumer's 3-day rescission period for all refinance loans with different creditors. As currently set forth in the Truth in Lending Act, this cooling off period expires absolutely in 3 years, after consummation of the transaction or the consumer's sale of the property in cases where the TILA disclosures contained an error in a material disclosure or were not provided to the consumer. Contrary to some court decisions which have allowed this rescission period to extend for as long as 8 years after the loan was closed in the context of recoupment, the existing statutory language is clear, 3-years means 3 years and the time period shall not be extended except as explicitly provided in section 125(f). Section 8 of the bill, which deals with rescission in the context of recoupment, cross-references the 3 year limit set forth in section 125(f).

Moreover, as is currently set forth in the Federal Reserve regulations, when a borrower refinances an existing loan and takes out new money, only the new money is subject to rescission.

I am very proud to have achieved this legislation, which has support from both sides of the aisle, to rectify a serious problem, and preserve meaningful consumer disclosures in the future.

Mr. LEACH. Mr. Speaker, I yield back the balance of my time.

The SPEAKER pro tempore. Without objection, the previous question is ordered.

There was no objection.

The SPEAKER pro tempore. The question is on the engrossment and third reading of the bill.

The bill was ordered to be engrossed and read a third time, was read the third time, and passed, and a motion to reconsider was laid on the table.

GENERAL LEAVE

Mr. LEACH. Mr. Speaker, I ask unanimous consent that all Members have 5 legislative days in which to revise and extend their remarks and include extraneous material on H.R. 2399, the bill just passed.

The SPEAKER pro tempore. Is there objection to the request of the gentleman from Iowa?

There was no objection.

PROVIDING FOR CONSIDERATION OF H.R. 743, TEAMWORK FOR EMPLOYEES AND MANAGERS ACT OF 1995

Mrs. WALDHOLTZ. Mr. Speaker, by direction of the Committee on Rules, I call up House Resolution 226 and ask for its immediate consideration.

The Clerk read the resolution, as follows:

H. RES. 226

Resolved, That at any time after the adoption of this resolution the Speaker may, pursuant to clause 1(b) of rule XXIII, declare the House resolved into the Committee of the Whole House on the state of the Union for consideration of the bill (H.R. 743) to amend the National Labor Relations Act to allow labor management cooperative efforts that improve economic competitiveness in the United States to continue to thrive, and for other purposes. The first reading of the bill shall dispensed with. Points of order against consideration of the bill for failure to comply with clause 2(1)(2)(B) of rule XI are waived. General debate shall be confined to the bill and shall not exceed one hour equally divided and controlled by the chairman and ranking minority member of the Committee on Economic and Educational Opportunities. After general debate the bill shall be considered for amendment under the five-minute rule. It shall be in order to consider as an original bill for the purpose of amendment under the five-minute rule the amendment in the nature of a substitute recommended by the Committee on Economic and Educational Opportunities now printed in the bill. Each section of the committee amendment in the nature of a substitute shall be considered as read. During consideration of the bill for amendment, the Chairman of the Committee of the Whole may accord priority in recognition on the basis of whether the Member offering an amendment has caused it to be printed in the portion of the Congressional Record designated for that purpose in clause 6 of rule XXIII. Amendments so printed shall be considered as read. At the conclusion of consideration of the bill for amendment the Committee shall rise and report the bill to the House with such amendments as may have been adopted. Any Member may demand a separate vote in the House on any amendment adopted in the Committee of the Whole to the bill or to the committee amendment in the nature of a substitute. The previous question shall be considered as ordered on the bill and amendments thereto to final passage without intervening motion except one motion to recommend with or without instructions.

The SPEAKER pro tempore. The gentleman from Utah [Mrs. WALDHOLTZ] is recognized for 1 hour.

Mrs. WALDHOLTZ. Mr. Speaker, for purposes of debate only, I yield the customary 30 minutes to the gentleman from Texas [Mr. FROST], pending which I yield myself such time as I may consume.

During consideration of this resolution, all time yielded is for the purpose of debate only.

Mr. Speaker, House Resolution 226 is an open rule, providing for consideration of H.R. 743, the Teamwork for

Employees and Managers Act of 1995. The resolution provides for 1 hour of general debate, to be equally divided between the chairman and ranking minority member of the Committee on Economic and Educational Opportunities. The rule makes in order the committee amendment in the nature of a substitute as an original bill for purpose of amendment, with each section considered as read. Further, the rule authorizes the Chair to give priority recognition to members who have had their amendment preprinted in the CONGRESSIONAL RECORD, and the rule provides one motion to recommit, with or without instructions.

The rule also waives clause 2(1)(2)(B) of rule XI, which requires the publication of rollcall votes in committee reports. The Economic and Educational Opportunities Report 104-248 on H.R. 743 contains incorrect information on rollcall votes due to typographical errors during the printing process. The votes were correctly reported in the original report filed with the Clerk. However, a star print—report No. 99-006—has been issued which contains the correct rollcall information.

Mr. Speaker, the workplace model used to craft labor laws of the early 20th century no longer meet the needs and reality of the current marketplace and employer-employee relations. The TEAM Act recognizes that the most effective workplaces are those where employees and employers cooperatively work together, and makes the necessary changes to our labor laws to allow this new workplace dynamic to flourish.

The TEAM Act will help to promote greater employee involvement in the workplace by clarifying that it is not impermissible for an employer to establish or participate in any organization in which employees are involved to address workplace issues such as quality, productivity, and efficiency. These organizations will not have the authority to enter into or negotiate collective-bargaining agreements—all of those rights remain unchanged. The act also specifies that unionized workplaces will not be affected.

Greater employee involvement in the workplace has proven to be an effective tool to increase the job satisfaction each employee derives from the workplace, and brings greater value to the production process. The TEAM Act recognizes that employers and employees can work together based on cooperation, not confrontation.

Mr. Speaker, I urge my colleagues to support the rule for consideration of H.R. 743. This open rule provides for fair debate of the bill and permits Members to offer amendments for consideration by the full House.

Mr. Speaker, I include for the RECORD the following statistical information from the Committee on Rules establishing for the RECORD the openness of the rules process in the 104th Congress: