# The Banking Law Journal

Established 1889

### AN A.S. PRATT & SONS PUBLICATION

**FEBRUARY 2014** 

HEADNOTE: THE VOLCKER RULE IS HERE, FINALLY Steven A Meyerowitz

THE FINAL VOLCKER RULE: THE PROPRIETARY TRADING PROVISIONS
Satish M. Kini, Paul L. Lee and Gregory J. Lyons

HIGHWAY TO THE DANGER ZONE: AUTOMOTIVE LENDING AND THE SERVICE-MEMBERS CIVIL RELIEF ACT

Kirk D. Jensen, John C. Redding, and Sasha Leonhardt

REGULATORY SCRUTINY INCREASES ON LENDERS' COLLECTION PRACTICES WITH RESPECT TO THIRD PARTIES AND DATA INTEGRITY

THE EXPOSURE OF SECURITIZATION TRUSTEES TO LIABILITY UNDER THE FEDERAL FAIR HOUSING ACT FOR POORLY MAINTAINED REAL ESTATE OWNED PROPERTIES

Stephen M. Dane

UNDERSTANDING CFPB'S FINAL MORTGAGE SERVICING RULES AND THEIR IMPACT ON FORECLOSURES AND BANKRUPTCIES

Laura M. Greco and Lauren E. Campisi

### **MAKING A VIRTUAL BANK ADA COMPLIANT**

Heather L. Hansche and Judy T. Chen

**BANKING BRIEFS** 

Terence G. Banich

### **EDITOR-IN-CHIEF**

Steven A. Meyerowitz

President, Meyerowitz Communications Inc.

### **BOARD OF EDITORS**

Paul Barron Professor of Law Tulane Univ. School of Law

George Brandon Partner, Squire, Sanders & Dempsey LLP

Barkley Clark
Partner, Stinson Morrison Hecker
LLP

John F. Dolan Professor of Law Wayne State Univ. Law School

Thomas J. Hall Partner, Chadbourne & Parke LLP

Jeremy W. Hochberg Counsel, Wilmer Cutler Pickering Hale and Dorr LLP

Kirk D. Jensen Partner, BuckleySandler LLP

Satish M. Kini
Partner, Debevoise & Plimpton
LLP

Douglas Landy Partner, Milbank, Tweed, Hadley & McCloy LLP

Paul L. Lee Of Counsel, Debevoise & Plimpton LLP

Jonathan R. Macey Professor of Law Yale Law School

Martin Mayer The Brookings Institution

Stephen J. Newman
Partner, Stroock & Stroock &
Lavan LLP

Sarah L. Reid Partner, Kelley Drye & Warren LLP

Heath P. Tarbert Partner, Allen & Overy LLP

Stephen B. Weissman Partner, Rivkin Radler LLP Elizabeth C. Yen Partner, Hudson Cook, LLP

Bankruptcy for Bankers Howard Seife Partner, Chadbourne & Parke LLP

Regional Banking Outlook James F. Bauerle Keevican Weiss Bauerle & Hirsch LLC

Recapitalizations Christopher J. Zinski Partner, Schiff Hardin LLP

Banking Briefs Terence G. Banich Member, Shaw Fishman Glantz & Towbin LLC

Intellectual Property Stephen T. Schreiner Partner, Goodwin Procter LLP

The Banking Law Journal (ISBN 978-0-76987-878-2) (USPS 003-160) is published ten times a year by Matthew Bender & Company, Inc. Periodicals Postage Paid at Washington, D.C., and at additional mailing offices. Copyright 2014 Reed Elsevier Properties SA., used under license by Matthew Bender & Company, Inc. No part of this journal may be reproduced in any form — by microfilm, xerography, or otherwise — or incorporated into any information retrieval system without the written permission of the copyright owner. For customer support, please contact LexisNexis Matthew Bender, 1275 Broadway, Albany, NY 12204 or e-mail Customer.Support@lexisnexis.com. Direct any editorial inquires and send any material for publication to Steven A. Meyerowitz, Editor-in-Chief, Meyerowitz Communications Inc., PO Box 7080, Miller Place, NY 11764, smeyerow@optonline.net, 631.331.3908 (phone) / 631.331.3664 (fax). Material for publication is welcomed — articles, decisions, or other items of interest to bankers, officers of financial institutions, and their attorneys. This publication is designed to be accurate and authoritative, but neither the publisher nor the authors are rendering legal, accounting, or other professional services in this publication. If legal or other expert advice is desired, retain the services of an appropriate professional. The articles and columns reflect only the present considerations and views of the authors and do not necessarily reflect those of the firms or organizations with which they are affiliated, any of the former or present clients of the authors or their firms or organizations, or the editors or publisher.

POSTMASTER: Send address changes to The Banking Law Journal LexisNexis Matthew Bender, 121 Chanlon Road, North Building, New Providence, NJ 07974.

# MAKING A VIRTUAL BANK ADA COMPLIANT

### HEATHER L. HANSCHE AND JUDY T. CHEN

This article outlines the reasons website disability access should be addressed by banks — not only as good business practice, but to mitigate litigation risk, reputational damage, regulatory enforcement action and the potential new Department of Justice regulations expanding the coverage of the Americans with Disabilities Act to websites.

People who are blind or have low vision may be the most affected by inaccessible information in electronic technology but people with auditory, physical, speech, cognitive and motor disabilities may also be affected. There are assistive technologies that allow people with disabilities to access websites, for example, people with mobility impairments may use assistive technology that allows them to control software with verbal commands. Screen readers read text aloud as it appears on the computer screen. However web developers must specifically design websites to be compatible with these tools. Not all disabilities can be addressed by assistive technology. Individuals who are deaf or hard of hearing may require captioning of streaming videos and people with memory or cognitive impairments may be affected by complex websites that lack navigational headings or links that would make them accessible — both which can be addressed by website design.

Over half of adults in the United States currently bank online, establishing this as an important and a desired banking service. Yet many banks

Heather L. Hansche is a partner in the Banking Department of Chapman and Cutler LLP and is a member of the firm's Consumer Financial Services and Bank Regulatory Group. Judy T. Chen is an associate in the Banking Department of Chapman and Cutler. The authors can be reached at hansche@chapman.com and judychen@chapman.com, respectively.

do not include disability access as an element in their website design. This article outlines the reasons website disability access should be addressed by banks — not only as good business practice, but to mitigate litigation risk, reputational damage, regulatory enforcement action and the potential new Department of Justice ("DOJ") regulations expanding the coverage of the Americans with Disabilities Act ("ADA") to websites.

# **FEDERAL LAW**

Congress enacted the ADA in 1990 to ensure access by the disabled to places of public accommodation and related services. Since the Internet did not exist in 1990, the ADA and its legislative history did not address access to websites by the disabled. The DOJ is the agency responsible for interpreting and writing rules to implement the ADA and for enforcing the ADA. As banks are aware, the ADA has been used to require modifications to bank buildings to make them accessible to the disabled, including the additions of ramps and wider doorways, and to ATMs to meet accessibility and usability standards, including speech output, tactilely discernible keypad controls and Braille instructions.

Congress held hearings on the applicability of the ADA to private websites in 2000 but declined to take action to amend the ADA. In 2008, Congress amended the ADA to state that Congress intended the ADA to provide broad coverage to eliminate discrimination against individuals with disabilities, but once again Congress did not specifically address the Internet.

## DEPARTMENT OF JUSTICE

The DOJ has applied the ADA and the Rehabilitation Act of 1973 to state and local governments requiring these governmental entities to make their websites fully accessible to people with disabilities. The DOJ publishes technical guidelines to be used by governmental entities in their compliance efforts.

Even without specific Congressional authority, as early as 1996, the DOJ stated in a letter in response to an inquiry from Senator Tom Harkin about accessibility for the visually impaired that the accessibility requirements of the ADA apply to public and private Internet websites and services. Since 1996, the DOJ has made this assertion in various testimonies before House

and Senate committees. And finally, in 2010, the DOJ published an Advance Notice of Proposed Rulemaking ("ANPRM") to solicit public comment on its proposal to establish requirements to make goods and services offered via the Internet accessible to the disabled. The DOJ acknowledged that the Internet plays a critical role in the daily personal and business life of Americans and that many websites are not readily accessible to individuals with disabilities. The DOJ referenced inconsistent court decisions, public and federal agencies' calls for action, and differing standards for determining website accessibility as factors underlying its proposal.

Among other issues addressed in its ANPRM, the DOJ asked for comments on which, if any, specific web accessibility standards should be adopted, citing the standards contained in the Rehabilitation Act and the Web Content Accessibility Guidelines ("WCAG") developed by the independent Website Accessibility Initiative of the World Wide Web Consortium ("W3C") as possible requirements. The comment period closed in January 2011.

In May 2013, the DOJ moved closer to adopting web accessibility standards by publishing its 2013 agenda, which included its intent to proceed with ADA regulations to include specific requirements to make public and private websites accessible to individuals with disabilities. The DOJ did not publish anything further in 2013. The DOJ's next step will be publication of a proposed rule soliciting comments from stakeholders. Banks should carefully monitor the DOJ's actions and consider responding to its proposed rule when published.

# LITIGATION

Although the DOJ has not yet implemented regulations related to website accessibility, a number of lawsuits, starting as early as 2001, have been brought, including lawsuits against Target, Facebook, Southwest Airlines, and Netflix, asserting that these private websites and related services are not ADA compliant. In some cases, courts have decided that a "public accommodation" in the ADA is limited to physical structures and does not include websites. Courts in other cases have decided that public policy concerns and legislative intent support the determination that a website is a public accommodation subject to the ADA.

### THE BANKING LAW JOURNAL

This split in cases creates uncertainty that can expose companies, including banks, to threats of lawsuits. Financial institutions such as Bank of America, Charles Schwab, Chase, First Union and Sovereign Bank have entered into agreements to improve website accessibility with litigants and individuals threatening litigation. Generally, these financial institutions have committed to upgrade their websites to comply with the WCAG of the W3C.

# REGULATORY ENFORCEMENT

State and federal regulators have also entered into settlement agreements with financial institutions, such as HSBC and Wells Fargo, in which the banks agreed generally to provide improved website accessibility for individuals with disabilities.

# WEB ACCESSIBILITY STANDARDS

The Rehabilitation Act standards were last updated in 2000 and do not reflect the significant advancements in technology since that date while the WCAG 2.0 was published in 2008. It is currently unknown which standards may be adopted by the DOJ in its proposed rule, however, we suggest that entities that wish to incorporate disability access in their website design review the WCAG principles since the WCAG standards have been the basis of numerous private sector settlements.

Those principles include the following modifications to address common disabilities:

- Provide text alternatives for any non-text content so it can be changed to
  other forms people need such as large print, Braille, speech, or simpler
  language.
- Provide captions or transcripts of audio content, and full text alternatives
  of interactive animations.
- Do not use color as the only visual means of conveying information or indicating what action is required (*e.g.*, "Items in red are mandatory").
- Make the entire website accessible by keyboard.

- When choosing font and background colors, ensure there is sufficient contrast between the colors so that those with low vision can distinguish between the two.
- Program the site so that users can resize the text.
- Use actual text rather than pictures of text.
- Allow users enough time to read and use content. Allow the user to shut off or extend time limits for responses, or do not use time limits for responses.
- Provide ways to help users navigate, find content and determine where they are on the website. Give individual web pages, links and headings useful titles to describe topic or purpose (*e.g.*, "Frequently Asked Questions" instead of "click here").
- Structure the site simply and logically, to reduce the likelihood that a user will get lost in a complicated hierarchy of pages.
- Make text readable and understandable. Use a version that does not require reading ability more advanced than the lower secondary education level. Provide a mechanism for identifying the meaning of unusual words and abbreviations.
- Help users avoid and correct mistakes. Give users an opportunity to check their responses before moving on.
- Ensure that the website is designed so that it is compatible with current adaptive technology and will not be difficult to change to become compatible with future adaptive technology.

## CONCLUSION

Even though it is not possible at this time to determine what compliance standards will be adopted by the DOJ, or when those standards will apply, taking the WCAG principles into consideration now when designing or adding content to a bank's website will increase website accessibility for the disabled and may even reduce the cost of compliance in the future. Improving website accessibility now will also increase customers and market share, and decrease regulatory risk, litigation risk and negative publicity.