

ICREA

2025 Legislative Update

January 9, 2025

James Carney

Doug Struyk

Jenny Dorman

Clara Wulfsen

Carney & Appleby, PLC

515.282.6803

400 Homestead Building

303 Locust St

Des Moines, IA 50309

Links to Legislative Pages

Legislative Home Page:

<https://www.legis.iowa.gov/>

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Bills Signed by the Governor:

<https://www.legis.iowa.gov/legislation/findLegislation/signedByGov?ga=89>



- SENATE/HOUSE
- LEGISLATORS
- LEGISLATION
- COMMITTEES & SCHEDULES
- IOWA LAW & RULES
- LEGISLATIVE AGENCIES
- PUBLICATIONS
- CAPITOL TOURS & RESOURCES
- LOBBYIST INFORMATION
- ARCHIVES

Bills



Number Keyword

e.g. SF123, S3001



Iowa Code



Quick Search

e.g., 7E, 7E.1



Iowa Acts



Quick Search

General Assembly: 90 (2024 R)

Chapter e.g., 1



Announcements

Iowa Redistricting 2021

Popular Links

- Audio/Video Presentations
- BillBook
- Bills & Rules Watch
- Code & Acts Sections Amended
- Daily Receipts
- Enrolled Bills
- Factbook & Map of the Week
- Find Your Legislator
- Search Legislative Documents
- Polling Times
- Proposed Constitutional Amendment
- Schedule Capitol Tour | Information

Popular Publications

- Annual State Budget Analysis
- Email Subscription to Legislative Documents
- Fiscal Notes
- Iowa Acts
- Iowa Administrative Code *(updated biweekly)*
- Iowa Code
- Iowa Economic Trends
- Iowa Official Register *(Redbook)*
- Order Legal Publications
- Reports Required to be Filed with General Assembly
- Roster of State Officials
- Session Timetable
- Website Announcements

Interim Schedule

Administrative Rules Review Committee (J)
06/11/2024 11:00 AM

2025 Key Dates

❖ Bill Request Deadlines

❖ Legislators

❖ 2.14.2025

❖ Ways & Approps

❖ None

❖ Leadership

❖ None

❖ Funnels

❖ 1st – 3.7.2025

❖ 2nd – 4.4.2025

❖ Amend from Floor

❖ 4.14.2025

❖ Sine Die

❖ 5.2.2025 day 110

2024 Legislation

House Study Bills	252
House Files	712
Senate Study Bills	208
Senate Files	443
Total	1415
Enrolled Bills	187
Signed Bills	186
Vetoed Bills	1



Note: This Session Timetable is subject to change

*See SCR4 and HR 3 (2023), SR 3 (2019), and SR 113 (2020)

JANUARY 13	First day of session (Iowa Code Sec. 2.1)
FEBRUARY 14 (Friday of the 5 th week)	Final day for individual Senator and Representative requests for bill and joint resolution drafts to the Legislative Services Agency (Senate Rule 27 and House Rule 29)
MARCH 7 (Friday of the 8 th week)**	Final date for Senate bills and joint resolutions to be reported out of Senate Committees and House bills and joint resolutions out of House committees (Joint Rule 20)
MARCH 17-21 (10 th week)***	Senate considers only Senate bills, Senate joint resolutions, and unfinished business House considers only House bills, House joint resolutions, and unfinished business (Joint Rule 20)
MARCH 24 - APRIL 4 (11 th and 12 th weeks)	Debate not limited by rule
APRIL 4 (Friday of the 12 th week)**	Final date for Senate bills and joint resolutions to be reported out of House committees and House bills and joint resolutions out of Senate committees (Joint Rule 20)
APRIL 7-11 (13 th week)***	Senate considers only House bills, House joint resolutions, and unfinished business House considers only Senate bills, Senate joint resolutions, and unfinished business (Joint Rule 20)
APRIL 14 (Beginning of the 14 th week)	Only the following bills and resolutions are eligible for consideration: (Joint Rule 20) <ul style="list-style-type: none"> • Bills passed by both Houses • Appropriations Bills • Ways and Means Bills • Government Oversight Bills • Legalizing Acts • Administrative Rules Review Committee Bills • Committee Bills related to delayed or suspended Administrative Rules [Iowa Code Sec. 17A.8(9)] • Bills co-sponsored by Majority and Minority Leaders of one House • Conference Committee Reports • Companion Bills sponsored by Senate and House Majority Leaders • Concurrent or Simple Resolutions • Joint Resolutions nullifying Administrative Rules • Bills on the Veto Calendar (Joint Rule 23) • Unfinished Business
APRIL 14 (Beginning of the 14 th week)	House amendments need not be filed on the day preceding floor debate (House Rule 31.8)
MAY 2	110 th calendar day of the session [Per diem expenses end - Iowa Code Sec. 2.10(1)]

**The March 7 and April 4 committee deadlines do not apply to Appropriations Bills, Ways and Means Bills, Government Oversight Bills, Legalizing Acts, Administrative Rules Review Committee Bills, Committee Bills related to delayed or suspended Administrative Rules [Iowa Code Sec. 17A.8(9)], Bills co-sponsored by Majority and Minority Leaders of one House, Conference Committee Reports, Companion Bills sponsored by the Majority Leaders of both Houses after consultation with the respective Minority Leaders, Concurrent or Simple Resolutions, and Joint Resolutions nullifying Administrative Rules.

***The week 10 and 13 limitations do not apply to Concurrent and Simple Resolutions, which may be filed and considered at any time during session.
Legislative Information Office: 07/12/2024



The Iowa House in 2025

- ▶ Split 67 Republicans vs. 33 Democrats
 - ▶ Pat Grassley - (R) New Hartford
 - ▶ Speaker of the House
 - ▶ Matt Windschitl - (R) Missouri Valley
 - ▶ House Majority Leader
 - ▶ Jennifer Konfrst - (D) Windsor Heights
 - ▶ Minority Leader

House Changes

Three House incumbents were defeated:

- ❖ Rep Molly Buck (D 41) defeated by Ryan Weldon (R)
- ❖ Rep. Sue Cahill (D 52) defeated by David Blom (R)
- ❖ Rep. Chuck Isenhart (D 72) defeated by Jennifer Smith (R)

The House has 13 freshman Representatives in addition to those defeating incumbents.

- ❖ Sen Craig Williams (R 11) - filling the seat vacated by Rep Brian Best (R)
- ❖ Travis Stilzmann (R 13) - filling the seat vacated by Rep Ken Carlson (R)
- ❖ Samantha Fett (R 22) - filling the seat vacated by Rep. Stan Gustafson (R)
- ❖ Sam Wengryn (R 24) - filling the seat vacated by Rep. Joel Fry (R)
- ❖ Rob Johnson (D 34) - filling the seat vacated by Rep. Ako Abdul Samad (D)
- ❖ Larry McBurney (D 44) - filling the seat vacated by Rep. John Forbes (D)
- ❖ Chad Behn (R 48) - filling the seat vacated by Rep. Phil Thompson (R)
- ❖ Brett Barker (R 51) - filling the seat vacated by Rep. Dave Deyoe (R)
- ❖ Christian Hermanson (R 59) - filling the seat vacated by Rep. Sharon Steckman (D)
- ❖ Jason Gearhart (R 64) - filling the seat vacated by Rep. Anne Osmundson (R)
- ❖ Aime Wichtendahl (D 60) - filling the seat vacated by Rep. Art Staed (D)
- ❖ Daniel Gosa (D 81) - filling the seat vacated by Rep. Luana Stoltenberg (R)



The Iowa Senate in 2025

- ▶ Split 34 Republicans vs. 15 Democrats
 - ▶ Jack Whitver - (R) Ankeny
 - ▶ Majority Leader of the Senate
 - ▶ Amy Sinclair- (R) Allerton
 - ▶ President of the Senate
 - ▶ Janice Weiner - (D) Iowa City
 - ▶ Minority Leader

Senate Changes

Three Senate incumbents were defeated:

- ❖ Senator Brad Zaun (R 22) defeated by Matt Blake (D)
- ❖ Senator Nate Boulton (D 20) defeated by Mike Pike (R)
- ❖ Senator Eric Giddens (D 38) defeated by Dave Sires (R)

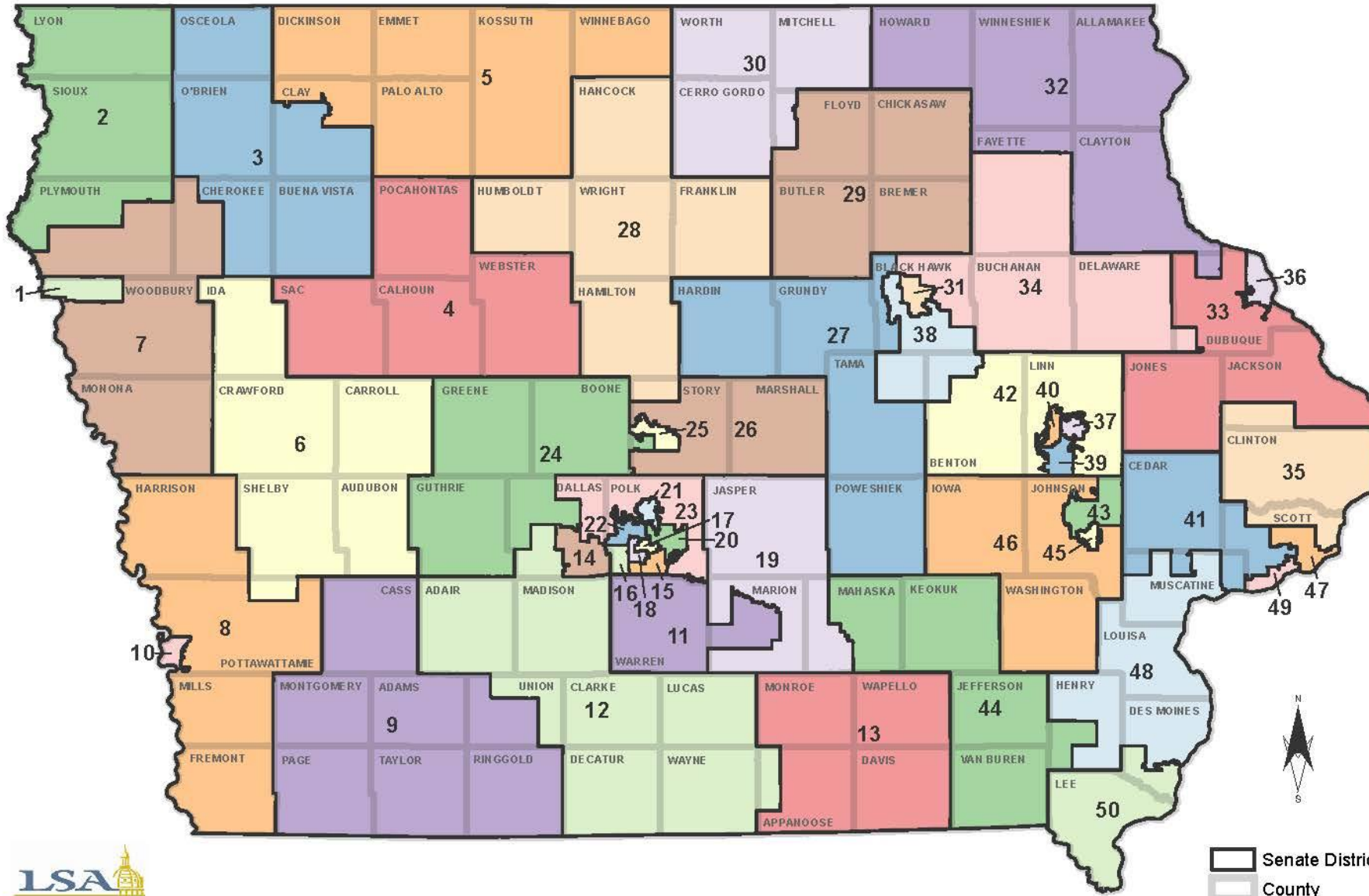
Senator Chris Cournoyer vacated her seat when she was appointed by Governor Reynolds to serve as her Lt. Governor. A special election for her seat will be held at the end of January.

The Senate has four freshman Senators in addition to those defeating incumbents, and will have five:

- ❖ Kara Warme (R 26)- filling the seat vacated by Sen Jeff Elder (R)
- ❖ Doug Campbell (R 30) - filling the seat vacated by Sen Waylon Brown (R)
- ❖ Tomas Townsend (D 36) - filling the seat vacated by Sen Pam Jochum (D)
- ❖ Rep Art Staed (D 40) - filling the seat vacated by Sen Todd Taylor (D)

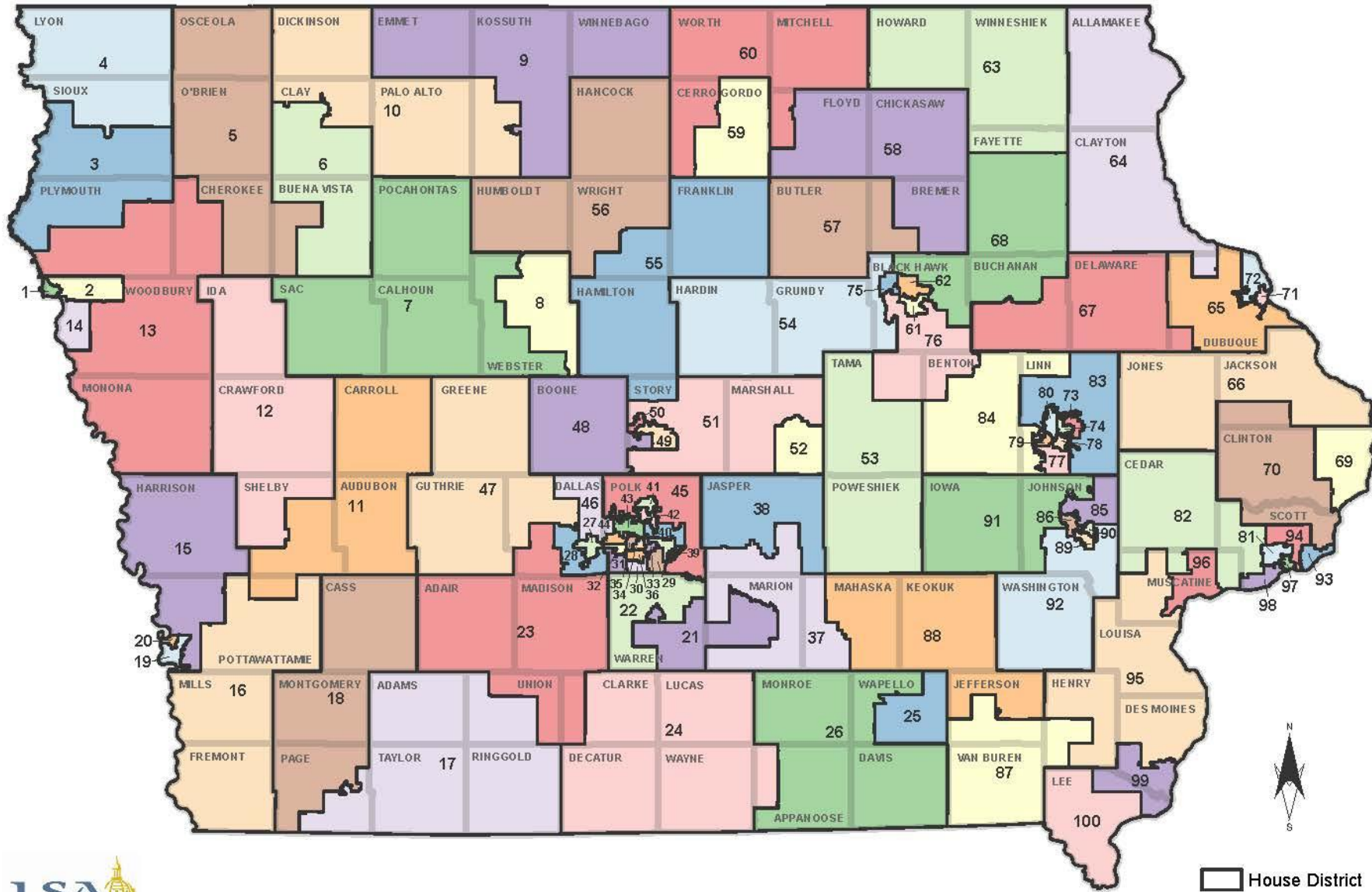
IOWA SENATE DISTRICTS

Effective Beginning with the Elections in 2022 for the 90th General Assembly



IOWA HOUSE DISTRICTS

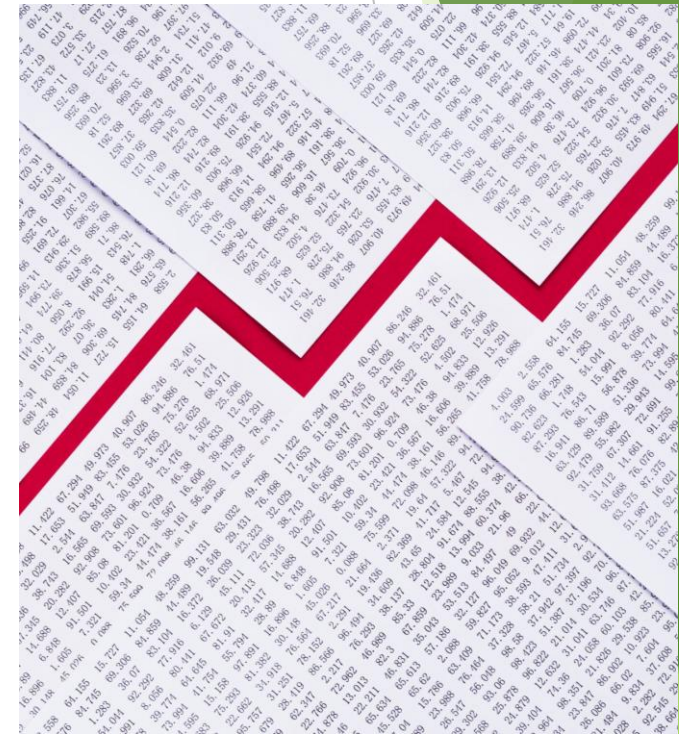
Effective Beginning with the Elections in 2022 for the 90th General Assembly



Status of the State Budget

Net Receipts Plus Transfers

- ▶ FY 2023 Actual \$9.845 billion (0.4% or \$42 million vs. FY 22 Actual)
- ▶ FY 2024 Actual \$9.756 billion (-0.9% or -\$89 million vs. FY 23 Actual)
- ▶ **FY 2025 Oct Estimate \$9.239 billion (-5.3% or -\$516 million vs. FY 24 Actual)**
- ▶ **FY 2025 Dec Estimate \$9.154 billion (-6.2% or -\$602 million vs. FY 24 Actual)**
- ▶ **FY 2026 Oct Estimate \$8.659 billion (-6.3% or -\$580 million vs FY 25 Oct Est.)**
- ▶ **FY 2026 Dec Estimate \$8.726 billion (-4.7% or -\$428 million vs FY 25 Oct Est.)**

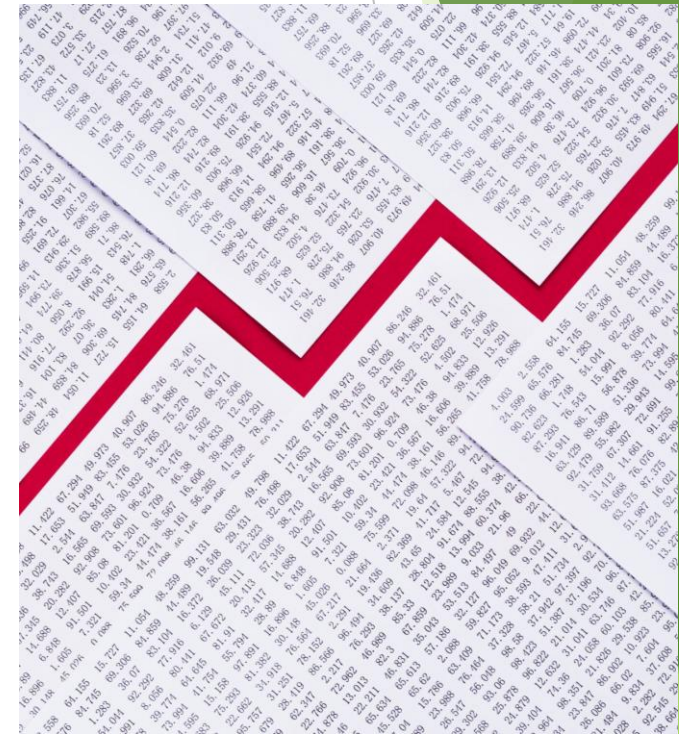


Status of the State Budget

Key budget information available for FY 2026:

- ▶ Net budget/expenditure growth of \$233.2 million for FY 2026 based on built-in and anticipated expenditure increases.
- ▶ An additional \$218 million in anticipated Medicaid expenditures needed to maintain status quo for FY 2026.
- ▶ An additional \$186 million shortfall between the FY 2025 budget and FY 2026 anticipated revenues.

A status quo budget with these known increases is underfunded by **\$637.2 million** using anticipated revenues only.



Status of the State Budget

The state has significant reserve funds in the following areas:

▶ Cash Reserve Fund	\$721 million
▶ Economic Emergency Fund	\$240 million
▶ Taxpayer Relief Fund	\$3.75 billion
▶ <u>Ending Balance/Surplus Carry Fwd.</u>	<u>\$1.9 billion</u>
▶ Total	\$6.611 billion

Key 2024 Legislation

▶ Executive Order 10

- ▶ Regulatory Reviews - Real Estate Commission currently in process

▶ HF 2686 - Licensure Reform

- ▶ Real Estate Appraiser Examining Board added to Professional Licensure Chapter, 272C

▶ Continuing Education

- ▶ Can now apply up to 50% from previous year to current year.
- ▶ Licensing board may adopt rules limiting what types of education credits can be carried forward.

▶ SF 2370 - Rules Reform

- ▶ Regulatory Review now every 5 years starting in January 1, 2027

- ▶ Each licensing board ~~shall~~ may require and issue rules for continuing education requirements as a condition to license renewal.

- ▶ 9 The rules ~~shall~~ may create continuing education requirements at a minimum level prescribed by each licensing board.

- ▶ ~~Such~~ If adopted, such rules shall also:

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

HF 2388 – Regulation of Residential Building Exteriors

- ▶ A bill for an act relating to the regulation of styles and materials used for residential building exteriors.
- ▶ Applies to residential units up to 12 units per building and outbuildings.
- ▶ Exceptions for historic, common interest communities, and overlay districts.
- ▶ **Effective 7.1.2024**

SF 574 – Major Economic Development Projects

- ▶ This legislation establishes a tax incentive program for major economic projects, including rebates of sales taxes for qualifying purchases and tax credits of up to 5% of the investment.
- ▶ Requires the project be on at least 250 acres and include investment of \$1 billion.
- ▶ Includes wage and job creation requirements for the projects. The bill also includes provisions on implementing the tax credits and other requirements related to the tax credits.
- ▶ **Effective 5.1.2024**

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 455 – Stormwater Management

- ▶ Relates to the regulation of topsoil and storm water at construction sites.
- ▶ Prohibits a county or city from adopting or enforcing an ordinance, motion, resolution, or amendment relating to the preservation, compaction, placement, or depth of topsoil at a construction site.
- ▶ Authorizes a county or city to adopt or enforce an ordinance, motion, resolution, or amendment that regulates storm water runoff at a construction site only to the extent that such regulation does not require a post-construction storm water flow rate that is more restrictive than the existing flow rate of the same storm event, with all such runoff rates based on the actual existing condition of the site at the time the construction commences.
- ▶ A county or city may adopt or enforce an ordinance, motion, resolution, or amendment that regulates storm water runoff from upstream properties adjacent to a construction site only to the extent that storm water runoff shall be allowed to pass through downstream storm water basins at the same flow rate as off-site storm water runoff entering the construction site.
- ▶ **Effective 7.1.2024**

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 2442 – Tax Omnibus

Division 1

- ▶ Eliminates the bracketed individual income tax rates that go into effect in TY 2025 and establishes flat individual income tax rates of 3.8% for tax years beginning on or after January 1, 2025. **Effect beginning in TY 2026.**
- ▶ Decreases the alternate income tax rate from 4.4% to 4.3% beginning in tax years on or after January 1, 2025.

Division VI – Property Tax

- ▶ Creates four growth categories, redistributes the allowable base growth, and includes an assessed value reduction for each group.
- ▶ Adjusts the levy rates for cities and counties so cities and counties use the greater of last year's levy rate or the default levy rate based on their growth. The following four categories apply to both the county and city rates:
 - ▶ Category 1 — Counties with general services tax base growth that is less than 2.75%. A county in this category will not receive a reduction in the maximum tax rate.
 - ▶ Category 2 — Counties with general services tax base growth that equals 2.75% but is less than 4.00%: A county in this category will have its maximum property tax dollars reduced by 1.00 percentage point for the budget year through a reduction in the maximum tax rate.
 - ▶ Category 3 — Counties with general services tax base growth that equals 4.00% but is less than 6.00%: A county in this category will have its maximum property tax dollars reduced by 2.00 percentage points for the budget year through a reduction in the maximum tax rate.
 - ▶ Category 4 — Counties with general services tax base growth that equals or exceeds 6.00%: A county in this category will have its maximum property tax dollars reduced by 3.00 percentage points for the budget year through a reduction in the maximum tax rate.

Bills of Interest– Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 2268 – Reasonable Accommodations for Assistance and Service Animals

- ▶ **Definitions:**
 - ▶ Assistance Animal: An animal that qualifies under the Fair Housing Act or the Rehabilitation Act.
 - ▶ Service Animal: Specifically refers to dogs or miniature horses as defined by the Americans with Disabilities Act.
- ▶ **Requests for Accommodation:**
 - ▶ Individuals with disabilities can request to keep an assistance or service animal as a reasonable accommodation.
 - ▶ Landlords must respond to requests in a timely manner and may ask for supporting information if the need is not obvious.
- ▶ **Limitations on Requests:**
 - ▶ Landlords cannot require disclosure of a tenant’s disability diagnosis or medical records.
 - ▶ Accommodations must be made unless they pose undue hardship or fundamentally alter operations.
- ▶ **Tenant Responsibilities:**
 - ▶ Tenants must provide documentation upon request and are liable for any damage caused by their assistance or service animals.
- ▶ **Written Determinations:**
 - ▶ Landlords must provide a written response regarding accommodation requests.
- ▶ **Finding of Disability and Need for Assistance Animal documentation Requirements:**
 - ▶ Licensed professionals must provide a written assessment confirming the existence of a disability and the need for an assistance animal.
 - ▶ The written finding must include information such as the nature of the disability, the assistance provided by the animal, and confirmation of the professional relationship.
 - ▶ The finding must be issued within twelve months prior to signing a rental agreement and is valid for up to twelve months.
 - ▶ Licensees can face disciplinary actions for violations, and the commission is responsible for providing forms and training related to these requirements.
- ▶ **Effective 7.1.2024**

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

HF 2326 – Real Estate Brokers, the Rental or Leasing of Real Estate, and Brokerage Agreements

- ▶ Real Estate Broker means - a person acting for another for a fee, commission, or other compensation or promise, whether it be for all or part of a person’s time, and who engages ~~directly or indirectly~~ in any of the following acts:
- ▶ Exclusions for Rental or Leasing:
 - ▶ Individuals or entities with ownership interests in a partnership, limited partnership, corporation, or LLC that are involved in rental or leasing activities are exempt if they are acting on behalf of that entity.
 - ▶ The exemption also applies if the person has an ownership interest in a parent, subsidiary, or commonly controlled entity that is involved in rental or leasing activities.
 - ▶ Non-licensed employees of real estate brokers who are engaged in specific rental-related activities (advertising, showing, listing, etc.) are also exempt from certain broker licensing requirements under this chapter.
 - ▶ **Effective upon enactment – 4.19.2024 and retroactive on pending matters before the board.**
- ▶ Brokerage agreements
 - ▶ Agreement must “conspicuously display a statement that the broker’s compensation, fees, and commission are negotiable and not established by law”
 - ▶ A brokerage agreement must be signed before showing a house but not applicable to open houses.
 - ▶ A seller may authorize a portion of proceeds from sale or another source to pay buyer’s licensees compensation.

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 2291— Real Estate Brokers and Brokerage Agreements

- ▶ Adds buyer’s representation agreements to the documents that can be prepared by a broker
- ▶ Definitions:
 - ▶ ~~Agency agreement~~ “Agency disclosure” means a written ~~agreement~~ disclosure between a broker and a client which identifies the party the broker represents in a transaction.
 - ▶ “*Brokerage agreement*” means a contract between a broker and a client which establishes the relationship between the parties as to, and the broker’s compensation for, the brokerage services to be performed and contains the provisions required in section 543B.56A.
 - ▶ “*Client*” means a party to a transaction who has ~~an agency~~ a brokerage agreement with a broker for brokerage services.
 - ▶ “*Customer*” means a consumer who is not being represented by a licensee under a brokerage agreement but for whom the licensee may perform ministerial acts.
- ▶ NEW SUBSECTION. - “*Buyer’s representation agreement*” means a brokerage agreement between a prospective buyer and a broker.
- ▶ *Duties to all parties in a transaction.*
- ▶ In providing brokerage services to ~~all parties~~ a client to a transaction, a licensee shall do all of the following:
 - ~~Provide brokerage services to~~ Treat all parties to ~~the a~~ transaction ~~honestly and in~~ with honesty and good faith.
 - ~~Diligently exercise reasonable skill and care in providing brokerage services to all parties.~~ Disclose to each party all material adverse facts that the licensee knows except for the following:

Bills of Interest– Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 2291– Real Estate Brokers and Brokerage Agreements

- ▶ Fulfill any obligation that is within the scope of the ~~agency~~ brokerage agreement, except those obligations that are inconsistent with other duties that the licensee has under this chapter or any other law.
- ▶ Duties of Licensees (IC 543B.56) addition:
 - ▶ Diligently exercise reasonable skill and care in providing brokerage services.
- ▶ Brokerage Agreements – purpose and contents (IC 543B.56A) addition:
 - ▶ Review the broker’s compensation under the brokerage agreement.
 - ▶ A brokerage agreement must be signed by both the broker and the client prior to the broker listing any property for sale on behalf of a seller, or making an offer on a property on behalf of a buyer.
- ▶ **Effective 7.1.2024**

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

HF 2394 – Creation of New Code Section 543B.6A Wholesaling of residential property.

▶ Definitions:

- ▶ “*Residential property*” means real property that includes no less than one but no more than four dwelling units.
- ▶ “*Wholesaler*” means a licensee, or a person represented by a licensee, who holds an equitable interest, but not legal title, in a residential property for the purpose of selling the equitable interest to a buyer.
- ▶ “*Wholesaling*” means the practice of a wholesaler entering into an assignable contract with an owner of residential property for the purpose of marketing and selling the equitable interest of the residential property to another person.
- ▶ A person must be licensed as a real estate broker under this chapter or be represented by a real estate broker licensed under this chapter, to engage in wholesaling.
- ▶ A wholesaler shall disclose all of the following information in writing to all parties to a wholesale transaction prior to executing a contract to purchase or to convey an equitable interest to a buyer or other entity:
 - ▶ The legal identities of all parties to the wholesale transaction.
 - ▶ An explanation of the wholesaling process, including but not limited to disclosure that the wholesaler holds an equitable interest in the residential property that is the subject of the transaction and may not be able to convey title to the property.
- ▶ A wholesaler shall provide a copy of an executed agency agreement to all parties to a wholesale transaction prior to executing a contract to purchase or convey an equitable interest to a buyer or other entity.
- ▶ Notwithstanding provisions to the contrary contained in a contract executed pursuant to this subsection, if a wholesaler fails to comply with the disclosure requirement under paragraph “a”, the seller or the buyer may cancel the contract at any time prior to the closing of the sale of the residential property without penalty, and may retain any earnest money paid by the wholesaler.
- ▶ An individual engaged in wholesaling in violation of this section shall be subject to a civil penalty of up to the greater of ten thousand dollars, or ten percent of the sale price of each residential property for which the individual engaged in wholesaling in violation of this section.
- ▶ The real estate commission shall adopt rules pursuant to chapter 17A necessary to implement and administer this section.
- ▶ **Effective 7.1.2024**

Bills of Interest— Signed Into Law

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 2204 – Foreign Land Ownership

- ▶ In compiling a biennial report, the foreign person must include a statement of the purpose of conducting a business in this state; a description of the purpose in the interest in the agricultural land; the legal name and mailing address of a parent corporation, or an intermediary or subsidiary of the parent corporation; and a listing of all other interests in agricultural land totaling more than 250 acres held in the United States by the foreign person, a parent of the foreign corporation, or intermediary or subsidiary of the parent.
- ▶ The bill authorizes the attorney general to conduct an inquiry or investigation regarding a violation of Code chapter 9I or the biennial reporting requirements. This includes the power to issue a subpoena duces tecum and enforce in district court.
- ▶ The bill changes the civil penalty imposed for failing to timely file a registration to an amount not more than 25 percent of the county's assessed value of the subject agricultural land for the previous year, .
- ▶ The bill amends the biennial reporting requirements in Code chapter 10B. The report must include any updates to the information stated in the registration. The secretary of state must prepare an annual summary of compiled information in the current registrations and last filed reports. The information is a confidential record. However, the bill creates an exception allowing access to the record by the attorney general for enforcement purposes, and the governor and general assembly for public policy purposes.
- ▶ The civil penalty for failing to timely file a biennial report or filing false information in such report is increased to an amount of not more than \$10,000 for violations by a foreign person.
- ▶ **Effective 7.1.2024**

Bills of Interest— Failed to Pass

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

HF 669 – Landlord Tenant Changes

- ▶ The bill provides that for Code chapters 562A, 562B, and 648 (forcible entry and detainer), notices delivered by posting on the primary entrance door and mailing to the premises that are addressed to all tenants and unknown parties in possession are deemed to have provided notice to all tenants, occupants, and parties in possession of the premises. For Code chapter 648, this also applies to delivery to a resident of the premises that is at least 18 years old.
- ▶ The bill allows service of notice by mail in a forcible entry and detainer case to occur prior to the two attempts of personal service and delivery evidenced by an acknowledgment of service.
- ▶ The bill provides that 90 days' peaceable possession with the knowledge of the plaintiff after the cause of action accrues is a bar to a forcible entry and detainer proceeding.
- ▶ The bill provides that in a forcible entry and detainer action, any personal property of the defendant remaining after removal from the premises may be disposed of by the plaintiff. This does not include a mobile home or its contents unless the mobile home is the premises.
- ▶ **Was not taken up by full House in 2024**

Bills of Interest– Failed to Pass

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

HF 548 – Sealing Forcible Entry and Detainer Records

- ▶ This bill relates to sealing court records of residential forcible entry and detainer actions (eviction actions).
- ▶ The bill requires a court to seal the court records of an eviction action not later than three days from the date of the order if any of the following have occurred:
 - ▶ the defendant is found not guilty,
 - ▶ the case is dismissed,
 - ▶ the plaintiff does not appear for the hearing,
 - ▶ if, by motion or upon the court’s own determination, the court finds there is no genuine issue of material fact between the parties.
- ▶ **Not taken up this session but was seriously considered as amendment to HF 669**

HF 547/ SF 140 – Termination of Lease for Domestic Violence Victims

- ▶ This bill allows a victim of certain crimes to terminate a rental agreement early. The bill allows a tenant to terminate a rental agreement without penalty or liability if the tenant provides written notification to the landlord that a tenant or household member is a victim of an act of domestic abuse, sexual abuse, stalking, elder abuse, or other crime that poses a substantial threat of personal injury or death and is punishable as a felony or misdemeanor.
- ▶ **No activity in 2024**

Bills of Interest— Failed to Pass

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- ▶ **No activity in 2024**

Bills of Interest— Failed to Pass

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

SF 182 – Redevelopment Trusts.

- ▶ This legislation is an act relating to the creation of land redevelopment trusts (land trust). Allows a city or cities to establish a land redevelopment trust to rehabilitate blighted/tax delinquent and other similar properties. Includes procedures for the sale.

▶ **Passed Senate Ways and Means 2024**

▶ **HF 2235 – Vacancies on a Unit Owner’s Association**

- ▶ NEW SECTION. 499C.3 Vacancy on executive board.
- ▶ If an executive board fills a vacancy on the board, the executive board shall submit the name of the appointed board member for a ratification vote at the next annual meeting or at a special meeting called pursuant to the bylaws of the unit owners association, or pursuant to the chapter under subtitle 3 or subtitle 5 of Title XII that the unit owners association is organized under. If the appointed board member is ratified by the vote of the members, the appointed board member shall serve the remainder of the term of the vacant position. If the appointed board member is not ratified by the vote of the members, the members may fill the vacancy pursuant to the bylaws of the unit owners association, or pursuant to the chapter under subtitle 3 or subtitle 5 of Title XII that the unit owners association is organized under. Notwithstanding this section, a unit owners association shall be governed by the chapter under subtitle 3 or subtitle 5 of Title XII that the unit owners association is organized under.
- ▶ **Died on Senate Unfinished Business Calendar**

Bills of Interest– Failed to Pass

Portions of Bill Descriptions Provided by the Iowa Legislative Service Agency and Iowa Legislative News Service.

▶ **HF 2420 – Caps on Workforce Housing Applied to Income Taxes**

- ▶ The workforce housing tax incentives program administered pursuant to sections 15.351 through 15.356. In allocating tax credits pursuant to this subsection, the authority shall not allocate more than ~~thirty-five~~ fifty million dollars for purposes of this paragraph. Of the moneys allocated under this paragraph, ~~seventeen~~ twenty-five million ~~five hundred thousand~~ dollars shall be reserved for allocation to qualified housing projects in small cities, as defined in section 15.352, that are registered on or after July 1, 2017.
- ▶ Died in House Ways & Means

Anticipated
Issues
in 2025

Tax Credit Review

Property Tax Part 4

Tax Increment Financing

Workforce Housing

Energy Omnibus

Eminent Domain

Questions???

Carney & Appleby, PLC

Jim Carney

Doug Struyk

Jenny Dorman

Clara Wulfson

carney@carneyappleby.com

struyk@carneyappleby.com

dorman@carneyappleby.com

clara@carneyappleby.com

515.282.6803

