

SENATE/HOUSE FILE _____
BY (PROPOSED DEPARTMENT OF
INSPECTIONS, APPEALS, AND
LICENSING BILL)

A BILL FOR

1 An Act relating to building requirements for factory-built
2 structures.

3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 103A.3, Code 2024, is amended by adding
2 the following new subsections:

3 NEW SUBSECTION. 3A. "*Commercial modular structure*" means a
4 factory-built structure built for use as a commercial structure
5 and not as a single-family or two-family dwelling unit.

6 NEW SUBSECTION. 16A. "*Manufactured home community*" means a
7 location with three or more sequential lots with manufactured
8 homes installed for habitation.

9 NEW SUBSECTION. 16B. "*Mobile home park*" means a location
10 with three or more sequential lots with mobile homes installed
11 for habitation.

12 NEW SUBSECTION. 19A. "*Park model home*" means a
13 factory-built structure which is used as a residential dwelling
14 and which complies with the American national standard for park
15 model recreational vehicles, commonly cited as "ANSI A 119.5".

16 NEW SUBSECTION. 26. "*Tiny home*" means a factory-built
17 structure of less than three hundred twenty square feet that is
18 used as a residential dwelling.

19 Sec. 2. Section 103A.3, subsection 10, Code 2024, is amended
20 to read as follows:

21 10. "*Factory-built structure*" means any structure which
22 is, wholly or in substantial part, made, fabricated, formed,
23 or assembled in manufacturing facilities for installation, or
24 assembly and installation, on a building site. "*Factory-built*
25 *structure*" includes the terms "*mobile home*", "*manufactured home*",
26 "*commercial modular structure*", "*tiny home*", "*park model home*",
27 and "*modular home*".

28 Sec. 3. Section 103A.9, subsection 1, Code 2024, is amended
29 by adding the following new paragraphs:

30 NEW PARAGRAPH. *f.* Commercial modular structures must comply
31 with the code. Anchoring and support of commercial modular
32 structures must be designed by a licensed architect or licensed
33 engineer and must at a minimum comply with 24 C.F.R. pt. 3285.

34 NEW PARAGRAPH. *g.* Tiny homes of two hundred square feet
35 or more of dwelling space must comply with safety requirements

1 listed in the code. The code does not apply to tiny homes of
2 less than two hundred square feet of dwelling space.

3 NEW PARAGRAPH. *h.* Park model homes must be supported and
4 anchored in accordance with 24 C.F.R. pt. 3285 or 661 IAC ch.
5 322.

6 EXPLANATION

7 The inclusion of this explanation does not constitute agreement with
8 the explanation's substance by the members of the general assembly.

9 This bill relates to building requirements for factory-built
10 structures. The bill defines "manufactured home community"
11 and "mobile home park" as a location with three or more
12 sequential lots containing manufactured homes or mobile homes,
13 respectively, that are used for habitation. The bill also
14 defines three types of factory-built structures: "commercial
15 modular structure", "park model home", and "tiny home".

16 The bill requires commercial modular structures to comply
17 with the state building code and include anchoring and support
18 systems designed by a licensed architect or licensed engineer
19 in compliance with 24 C.F.R. pt. 3285. Tiny homes of 200
20 square feet or more of dwelling space must comply with safety
21 requirements of the state building code, but the state building
22 code does not apply to tiny homes of less than 200 square feet
23 of dwelling space. The bill also requires park model homes to
24 be supported and anchored in accordance with 24 C.F.R. pt. 3285
25 or 661 IAC ch. 322.