

counties in this state in which the land described in such the deed is situated prior to January 1, ~~1960~~ 1970, unless such the action ~~shall-be~~ is commenced prior to January 1, ~~1971~~ 1981, and if ~~no~~ an action to set aside, cancel, annul, declare void or invalid, or to redeem from ~~any-such the~~ deed ~~shall-be~~ is not commenced prior to January 1, ~~1971~~ 1981, then such the deed and all the proceedings upon which the same deed is based ~~shall-be conclusively-presumed-to-have-been-in-all-things~~ are valid and unimpeachable and effective to convey title ~~according-to-the-purport-thereof~~ as stated in the deed, without exception for infancy, mental illness, absence from the state, or other disability or cause; provided that this section and section 614.23 ~~shall do~~ not apply to any real property described in ~~any-such a~~ deed which is not on July 1, ~~1970~~ 1980, in the possession of those claiming title under such the deed.

Sec. 8. This Act takes effect January first following its enactment.

Approved April 21, 1980

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CHAPTER 1173  
MECHANIC'S LIENS

S. F. 190

AN ACT relating to the perfection and enforcement of a mechanic's lien.

*Be It Enacted by the General Assembly of the State of Iowa:*

Section 1. Section five hundred seventy-two point eight (572.8), Code 1979, is amended by striking the section and inserting in lieu thereof the following:

572.8 PERFECTION OF LIEN. A person shall perfect a mechanic's lien by filing with the clerk of the district court of the county in which the building, land, or improvement to be charged with the lien is situated a verified statement of account of the demand due the person, after allowing all credits, setting forth:

1. The time when such material was furnished or labor performed, and when completed.
2. The correct description of the property to be charged with the lien.
3. The name and last known mailing address of the owner, agent, or trustee of the property.

Upon the filing of the lien, the clerk of court shall mail a copy of the lien to the owner, agent, or trustee. If the statement of the lien consists of more than one page, the clerk may omit such pages as consist solely of an accounting of the material furnished or labor performed. In this case, the clerk shall attach a notification that pages of accounting were omitted and may be inspected in the clerk's office.

Sec. 2. Chapter five hundred seventy-two (572), Code 1979, is amended by adding the following new section:

NEW SECTION. COOPERATIVE AND CONDOMINIUM HOUSING. A lien arising under this chapter as a result of the construction of an apartment house or apartment building which is owned on a cooperative basis under chapter four hundred ninety-nine A (499A) of the Code, or which is submitted to a horizontal property regime under chapter four hundred ninety-nine B (499B) of the Code, is not enforceable, notwithstanding any contrary provision of this chapter, as against the interests of an owner in an owner-occupied dwelling unit contained in the apartment house or apartment building acquired in good faith and for valuable consideration, unless a lien statement specifically describing the dwelling unit is filed under section five hundred seventy-two point eight (572.8) of the Code within the applicable time period specified in section five hundred seventy-two point nine (572.9) of the Code, but determined from the date on which the last of the material was supplied or the last of the labor was performed in the construction of that dwelling unit.

Approved May 26, 1980

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CHAPTER 1174  
CITY PLATS LEGALIZED  
S. F. 2275

AN ACT to legalize certain plats of city or town lots recorded before January 1, 1970.

*Be It Enacted by the General Assembly of the State of Iowa:*

Section 1. Section five hundred ninety-two point three (592.3), Code 1979, is amended to read as follows:

592.3 CITY AND TOWN PLATS. In all cases where, prior to January 1, ~~1950~~ 1970, any person, ~~persons, or corporations have~~ has laid out any parcel of land into town or city lots and the plat ~~or plats thereof have~~ of the lots has been recorded and the ~~same plat~~ plat appears to be insufficient because of failure to show certificates of the county judge clerk of the district court, county treasurer, or county recorder, or the affidavit and bond, if any, and the certificate of approval of the local governing body or because ~~said the~~ said the certificates are defective, or because of a failure to fully comply with all of the provisions of chapter 409 of the Code, ~~1950 of 1966 as amended to~~ December 31, 1969, or corresponding statutes of earlier Codes, or because ~~said the~~ said the plat failed to show signatures or acknowledgment of proprietors as provided by law, or because ~~said the~~ said the acknowledgment was defective, and, subsequent to ~~such the~~ such the platting, lots or subdivisions ~~thereof of the lots~~ thereof have been sold and conveyed, all such ~~said~~ said plats which have not been vacated