

# Senate File 242 - Introduced

SENATE FILE \_\_\_\_\_  
BY BOLKCOM \_\_\_\_\_

Passed Senate, Date \_\_\_\_\_ Passed House, Date \_\_\_\_\_  
Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_  
Approved \_\_\_\_\_

## A BILL FOR

1 An Act providing for the inclusion of energy usage information in  
2 a real estate disclosure statement.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:  
4 TLSB 2543XS 82  
5 rn/je/5

PAG LIN

1 1 Section 1. Section 558A.4, subsection 1, Code 2007, is  
1 2 amended to read as follows:  
1 3 1. The disclosure statement shall include information  
1 4 relating to the condition and important characteristics of the  
1 5 property and structures located on the property, including  
1 6 significant defects in the structural integrity of the  
1 7 structure, as provided in rules which shall be adopted by the  
1 8 real estate commission pursuant to section 543B.9. The  
1 9 disclosure statement shall also include whether the property  
1 10 is located in a real estate improvement district and the  
1 11 amount of any special assessment against the property under  
1 12 chapter 358C. The rules may require the disclosure to include  
1 13 information relating to the property's zoning classification;  
1 14 the condition of plumbing, heating, or electrical systems; or  
1 15 the presence of pests; and shall require the disclosure to  
1 16 include information obtained from the applicable electric,  
1 17 gas, and water utilities providing services to the property,  
1 18 or from the owner of the property if such services are not  
1 19 supplied, relating to energy usage during the twelve-month  
1 20 period preceding the date of transfer.

1 21 EXPLANATION  
1 22 This bill provides for the inclusion of information on the  
1 23 real estate disclosure statement required pursuant to Code  
1 24 chapter 558A relating to energy usage during the 12-month  
1 25 period preceding the date of a transfer of ownership. The  
1 26 bill provides that the information shall be obtained from the  
1 27 electric, gas, and water utilities providing services to the  
1 28 property, or from the owner of the property if such services  
1 29 are not supplied to the property.  
1 30 LSB 2543XS 82  
1 31 rn:nh/je/5