

SENATE FILE 2397  
BY COMMITTEE ON JUDICIARY

FILED FEB 19 1990

(SUCCESSOR TO SSB 2259)

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

**A BILL FOR**

1 An Act relating to an agreement between a landlord and tenant for  
2 the performance of specified alterations of property.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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**SENATE FILE 2397**

SC 2397

**S-5345**

1 Amend Senate File 2397 as follows:  
2 1. Page 1, by inserting before line 1, the  
3 following:  
4 "Sec. \_\_\_\_ . Section 562A.4, Code 1989, is amended  
5 by adding the following new subsection:  
6 NEW SUBSECTION. 3. An aggrieved party shall  
7 notify the other party to the rental agreement  
8 concerning an alleged violation of this chapter. Upon  
9 notification the parties shall have ten days to reach  
10 agreement concerning the violation. If such agreement  
11 is not reached, the parties shall participate in  
12 arbitration of the dispute pursuant to chapter 679A."  
13 2. Renumber as necessary.

By GEORGE R. KINLEY  
DONALD V. DOYLE

S-5345 FILED MARCH 5, 1990

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53457

1 Section 1. Section 562A.15, subsection 4, Code 1989, is  
2 amended to read as follows:  
3 4. a. The landlord shall not treat performance of the  
4 separate agreement described in subsection 3 as a condition to  
5 an obligation or performance of a rental agreement.  
6 b. If the cost of specified repairs, maintenance tasks,  
7 alterations, or remodeling, which is the subject of the  
8 separate agreement described in subsection 3, will exceed one  
9 thousand dollars, the tenant shall notify the landlord of that  
10 fact. The tenant shall not begin the specified repairs,  
11 maintenance tasks, alterations, or remodeling until notified  
12 in writing by the landlord that the landlord agrees to such  
13 repairs, maintenance tasks, alterations, or remodeling and  
14 understands that the cost will exceed one thousand dollars.  
15 Such writing, signed by both parties, shall be attached to the  
16 separate agreement described in subsection 3.

17 EXPLANATION

18 This bill provides that if a landlord and tenant of a  
19 dwelling unit other than a single family residence enter into  
20 a separate agreement where the tenant is to perform specified  
21 repairs, maintenance tasks, alterations, or remodeling, and  
22 the cost of such acts will exceed \$1,000, the tenant is not to  
23 begin the specified repairs, maintenance tasks, alterations,  
24 or remodeling until the landlord is notified in writing and  
25 consents in writing. The written notification by the landlord  
26 is to be attached to the separate agreement.

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HORN, CH.  
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GENTLEMAN

SSB 2259  
JUDICIARY

SENATE FILE 2397  
BY (PROPOSED COMMITTEE ON  
JUDICIARY BILL BY CHAIR-  
PERSON VARN)

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

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