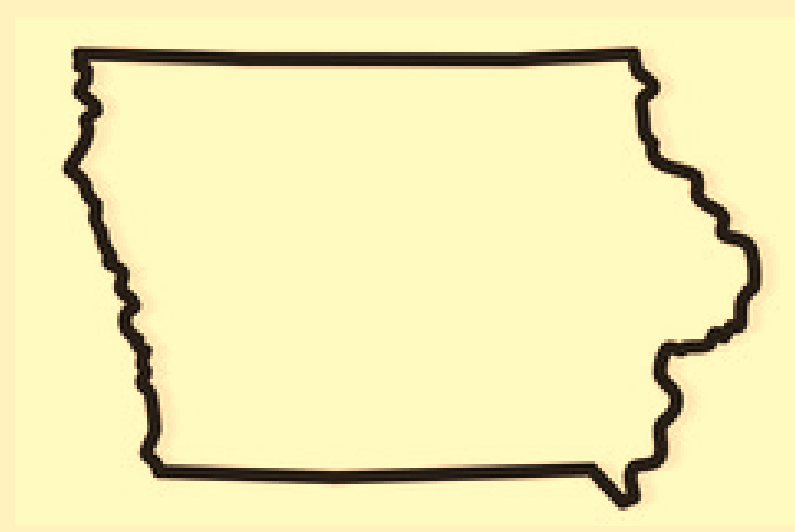


Amend Iowa's Mobile Home Law To Require a One-Year Lease

Iowa Mobile Home Owners Deserve Security, Stability, &
Transparency



Law and Policy in Action Clinic 2022

CALL TO ACTION: HF2441 and SSB3151

Amend Iowa Code Chapter 562B.10.5 to read:

562B.10.5. Rental agreements shall be for a term of one year unless a tenant in writing requests a shorter term or the tenant and landlord agree in writing to a longer term. Rental agreements may be canceled by written notice given by either party at least ninety days before the one-year term is due to expire. A landlord shall not cancel a rental agreement solely for the purpose of making the tenant's mobile home space available for another mobile home. Rental agreements shall clearly and conspicuously inform the tenant in writing of the duty to provide notice of termination at least 90 days before the one-year term is due to expire.



It can cost \$5,000 - \$15,000 to move a mobile home in Iowa. Many mobile homes cannot be moved.

Out-of-State private equity investors own about half of all mobile home parks in Iowa.



These investors will stay in Iowa because they own parks in Wisconsin, Minnesota, Illinois, Colorado, Utah, and other states that require leases of one year or longer -- or allow tenants to stay until the landlord has good cause to end the lease or evict the tenant and take possession of the lot.



One-year leases will allow firms to continue to invest in Iowa, make hefty profits, AND treat Iowa's mobile home park tenants fairly.

Without a one-year lease landlords can raise lot rents with only 90 days' notice.



Without a one-year lease, landlords can force tenants who pay their rent and do nothing wrong to uproot their family and move their home with only 90 days' notice

Iowa mobile home laws lag behind other states

5 states

Allow tenants to live in the park so long as they pay the rent, comply with park rules and state laws, and are good neighbors. Wisconsin, Minnesota, Michigan, Colorado, and Utah.

7 states

Require landlords to offer to renew leases.

6 states

Require leases to be automatically renewed.

16 states

Require landlords to offer a lease of one, two, or five years.

Tenants Are Held Hostage by Iowa Law, An Unfair Market, and Out-of-State Companies

*Mobile home parks are "like a Waffle House where the customers are **chained** to the booth."*

*"it really does cost a **ridiculous amount of money** to move a mobile home."*

- Frank Rolfe

Co-Founder, Mobile Home University, and 5th largest mobile home park owner in the United States.