

562B.16 Landlord to maintain fit premises.

1. The landlord shall:

- a.* Comply with the requirements of all applicable city, county and state codes materially affecting health and safety which are primarily imposed upon the landlord.
- b.* Make all repairs and do whatever is necessary to put and keep the mobile home space in a fit and habitable condition.
- c.* Keep all common areas of the manufactured home community or mobile home park in a clean and safe condition.
- d.* Maintain in good and safe working order and condition all facilities supplied or required to be supplied by the landlord.
- e.* Provide for removal of garbage, rubbish, and other waste from the manufactured home community or mobile home park.
- f.* Furnish outlets for electric, water and sewer services.

2. A landlord shall not impose any conditions of rental or occupancy which restrict the tenant in the choice of a seller of fuel, furnishings, goods, services or mobile homes connected with the rental or occupancy of a mobile home space unless such condition is necessary to protect the health, safety, aesthetic value or welfare of mobile home tenants in the manufactured home community or park. The landlord may impose reasonable requirements designed to standardize methods of utility connection and hookup. If any such conditions are imposed which result in charges for such goods or services, the charges shall not exceed the actual cost incurred in providing the tenant with such goods or services.

[C79, 81, § 562B.16]

2001 Acts, ch 153, §16