

**648.3 Notice to quit.**

1. Before action can be brought under any ground specified in [section 648.1](#), except [section 648.1, subsection 1](#), three days' notice to quit must be given to the defendant in writing. However, a landlord who has given a tenant three days' notice to pay rent and has terminated the tenancy as provided in [section 562A.27, subsection 2](#), or [section 562B.25, subsection 2](#), if the tenant is renting the manufactured or mobile home or the land from the landlord, may commence the action without giving a three-day notice to quit.

2. A notice to quit required under [subsection 1](#) shall be served on the defendant according to one or more of the following methods:

a. Delivery evidenced by an acknowledgment of delivery that is signed and dated by a resident of the premises who is at least eighteen years of age. Delivery under this paragraph shall be deemed to provide notice to the defendant.

b. Personal service pursuant to [rule of civil procedure 1.305, Iowa court rules](#), for the personal service of original notice.

c. Posting on the primary entrance door of the premises and mailing by both regular mail and certified mail, as defined in [section 618.15](#), to the address of the premises or to the defendant's last known address, if different from the address of the premises. A notice posted according to this paragraph shall be posted within the applicable time period for serving notice and shall include the date the notice was posted.

3. A notice to quit served by mail under [this section](#) is deemed completed four days after the notice is deposited in the mail and postmarked for delivery, whether or not the recipient signs a receipt for the notice.

[C51, §2365; R60, §3955; C73, §3614; C97, §4210; C24, 27, 31, 35, 39, §12265; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §648.3; [81 Acts, ch 183, §2](#)]

[84 Acts, ch 1054, §1](#); [2001 Acts, ch 153, §15](#); [2001 Acts, ch 176, §80](#); [2010 Acts, ch 1017, §8, 11](#); [2013 Acts, ch 30, §165](#)

Referred to in [§562A.27A, 562A.29A, 562B.25A, 562B.27A](#)

Owner, landlord and tenant provisions, chapters 562, 562A, 562B