

House Amendment 8692

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1 1 Amend House File 2700 as follows:
1 2 #1. Page 34, by inserting after line 28 the
1 3 following:
1 4 <Sec. _____. Section 562A.12, subsection 3,
1 5 unnumbered paragraph 1, Code 2007, is amended to read
1 6 as follows:
1 7 A landlord shall, within thirty days from the date
1 8 of termination of the tenancy and receipt of the
1 9 tenant's mailing address or delivery instructions,
1 10 return the rental deposit to the tenant or furnish to
1 11 the tenant a written statement showing the specific
1 12 reason for withholding of the rental deposit or any
1 13 portion thereof. If the rental deposit or any portion
1 14 of the rental deposit is withheld for the restoration
1 15 of the dwelling unit, the statement shall specify the
1 16 nature of the damages. In addition to a written
1 17 statement of the reasons for withholding a rental
1 18 deposit, the landlord shall provide photographic
1 19 documentation of any damage described in the written
1 20 statement and provide copies of all documentation
1 21 related to any inspection conducted following
1 22 termination of the tenancy. The landlord may withhold
1 23 from the rental deposit only such amounts as are
1 24 reasonably necessary for the following reasons:
1 25 Sec. _____. Section 562A.13, Code 2007, is amended
1 26 by adding the following new subsection:
1 27 NEW SUBSECTION. 7. The landlord or a person
1 28 authorized to enter into a rental agreement on behalf
1 29 of the landlord shall provide to the tenant at or
1 30 before the commencement of the tenancy all of the
1 31 following:
1 32 a. A written statement of all damage to the
1 33 dwelling unit caused by the previous tenant.
1 34 b. Photographs of the dwelling unit taken during
1 35 the inspection conducted at the expiration of the
1 36 previous tenancy.
1 37 c. A written statement of all restoration or
1 38 repairs made following the expiration of the previous
1 39 tenancy.
1 40 Sec. _____. Section 562A.15, Code 2007, is amended
1 41 by adding the following new subsection:
1 42 NEW SUBSECTION. 5. The landlord of a premises
1 43 having twenty-five or more rental dwelling units is
1 44 required to employ an on-site manager. The on-site
1 45 manager may either reside on the premises or operate
1 46 an office on the premises during normal business
1 47 hours. A landlord may serve as an on-site manager.>
1 48 #2. By renumbering as necessary.

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