

Senate File 252

S-3158

1 Amend Senate File 252 as follows:

2 1. Page 1, line 13, by striking <five> and  
3 inserting <one>

4 2. Page 1, line 13, after <dollars.> by inserting  
5 <However, if the manufactured or mobile home retailer  
6 fails to obtain the certificate of title within ninety  
7 days of the date of acquisition, such penalty shall be  
8 five hundred dollars.>

9 3. Page 2, line 11, after <interest.> by inserting  
10 <If a purchaser prepays an amount under the sales  
11 contract, the seller is not required to provide an  
12 updated schedule of payments unless an updated schedule  
13 is requested in writing by the purchaser. The seller  
14 may charge a fee to the purchaser not to exceed  
15 ten dollars for providing the updated schedule of  
16 payments.>

17 4. Page 5, by striking lines 19 and 20 and  
18 inserting:

19 <4. a. Rental agreements shall be for a term of  
20 one year unless otherwise specified in the rental  
21 agreement at least six months.>

22 5. Page 6, by striking line 9 and inserting <not to  
23 exceed ~~two~~ five hundred dollars in addition>

24 6. Page 6, by striking lines 20 through 35 and  
25 inserting <disclosure statement to the prospective  
26 tenant that includes all of the following:

27 a. An explanation of utility rates, charges, and  
28 services, unless the utility charges are paid by the  
29 tenant directly to the utility company.

30 b. An explanation of any fee or amount required to  
31 be paid by the tenant to the landlord or to a third  
32 party as a condition of the rental agreement.

33 c. A statement relating to the statutory rights and  
34 duties of landlords and tenants under this chapter,  
35 including specific references to sections 562B.4,  
36 562B.11, 562B.13, 562B.16, 562B.22, 562B.23, 562B.24,  
37 and 562B.31.

38 d. The telephone number and mailing address of the  
39 attorney general's consumer protection division.>

40 7. Page 7, by striking lines 4 through 11 and  
41 inserting <realized by the tenant selling the tenant's  
42 mobile home, unless the manufactured home community  
43 or park owner or operator has acted as agent for the  
44 mobile home owner pursuant to a voluntary written  
45 agreement under subsection 4.

46 Sec. \_\_\_\_\_. Section 562B.19, Code 2011, is amended by  
47 adding the following new subsection:

48 NEW SUBSECTION. 4. A landlord may act as an agent  
49 for a mobile home owner who is a tenant during the sale  
50 of a mobile home if such agency is established pursuant

1 to a voluntary written agreement between the landlord  
2 and the tenant.>

3 8. Page 7, line 29, after <rent.> by inserting <The  
4 remedy provided under this subsection shall not be  
5 construed to allow a tenant to procure and deduct items  
6 or services related to the tenant's personal property  
7 or to other property for which the landlord is not  
8 responsible under the rental agreement.>

9 9. By renumbering as necessary.

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