

House File 2315

S-5100

1 Amend House File 2315, as passed by the House, as  
2 follows:  
3 1. Page 1, line 3, before <A> by inserting <a.>  
4 2. Page 1, after line 10 by inserting:  
5 <b. Moneys in the fund shall not be used to finance  
6 the purchase by an individual of a manufactured home  
7 that is placed upon a rented lot in a manufactured  
8 home community or mobile home park unless the rental  
9 agreement meets the requirements of chapter 562B and  
10 chapter 648.>  
11 3. Page 2, after line 5 by inserting:  
12 <Sec. \_\_\_\_\_. Section 562B.10, subsection 4, Code  
13 2011, is amended to read as follows:  
14 4. Rental agreements shall be for a term of at  
15 least one year unless otherwise specified in the  
16 rental agreement. Rental agreements shall be canceled  
17 terminated by at least sixty days' written notice  
18 given by either party a tenant unless the tenant is  
19 terminating the rental agreement pursuant to a section  
20 of this chapter which allows for a shorter notice  
21 period. A landlord shall not cancel a rental agreement  
22 solely for the purpose of making the tenant's mobile  
23 home space available for another mobile home. Rental  
24 agreements shall be terminated by a landlord, or not  
25 renewed by a landlord, in a time and manner which  
26 complies with this chapter.  
27 Sec. \_\_\_\_\_. Section 562B.10, Code 2011, is amended by  
28 adding the following new subsection:  
29 NEW SUBSECTION. 4A. a. A landlord may terminate a  
30 tenancy during the initial twelve months of the tenancy  
31 if the tenant engages in any of the following:  
32 (1) A material noncompliance with the rental  
33 agreement.  
34 (2) A material violation of the manufactured  
35 mobile home community or mobile home park rules or  
36 regulations.  
37 (3) Any other violation of this chapter for which  
38 termination is a remedy.  
39 b. A landlord may terminate a tenancy after the  
40 initial twelve months, or may only fail to renew a  
41 tenancy, for any of the following reasons:  
42 (1) A legitimate and material business reason the  
43 impact of which is not specific to one tenant.  
44 (2) A change in the use of the land if a change in  
45 the use of the land is included in the rental agreement  
46 as grounds for termination or nonrenewal.  
47 (3) Any of the reasons included in paragraph "a".  
48 c. A landlord may terminate or not renew a tenancy  
49 pursuant to paragraph "b", subparagraphs (1) and (2),  
50 by a written notice given to the tenant at least sixty

1 days prior to the periodic rental date specified in the  
2 notice. The notice shall specify all facts which give  
3 rise to the notice of termination or failure to renew.

4 Sec. \_\_\_\_\_. Section 562B.25, subsection 2, Code 2011,  
5 is amended to read as follows:

6 2. If rent is unpaid when due and the tenant  
7 fails to pay rent within ~~three~~ fourteen days after  
8 written notice by the landlord of nonpayment and of the  
9 landlord's intention to terminate the rental agreement  
10 if the rent is not paid within that period of time, the  
11 landlord may terminate the rental agreement.

12 Sec. \_\_\_\_\_. Section 648.3, subsection 1, Code 2011,  
13 is amended to read as follows:

14 1. Before action can be brought under any ground  
15 specified in section 648.1, except subsection 1, three  
16 days' notice to quit must be given to the defendant in  
17 writing. However, a landlord who has given a tenant  
18 three days' notice to pay rent and has terminated the  
19 tenancy as provided in section 562A.27, subsection 2,  
20 or fourteen days' notice to pay rent as provided in  
21 section 562B.25, subsection 2, if the tenant is renting  
22 the manufactured or mobile home or the land from the  
23 landlord, may commence the action without giving a  
24 three-day notice to quit.

25 Sec. \_\_\_\_\_. Section 648.4, Code 2011, is amended to  
26 read as follows:

27 **648.4 Notice terminating tenancy.**

28 When the tenancy is at will and the action is based  
29 on the ground of the nonpayment of rent when due, no  
30 notice of the termination of the tenancy other than  
31 the three-day notice, or, if the tenant is renting  
32 the manufactured or mobile home or the land from the  
33 landlord, the fourteen-day notice pursuant to section  
34 562B.25, subsection 2, need be given before beginning  
35 the action.>

36 4. Title page, line 1, after <Act> by inserting  
37 <relating to manufactured housing and mobile homes by>

38 5. Title page, line 1, after <fund> by inserting  
39 <and by including provisions relating to mobile and  
40 manufactured home tenancy rental agreements, notice of  
41 unpaid rent, and forcible entry and detainer actions>

42 6. By renumbering as necessary.

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