

House File 495

S-3133

1 Amend House File 495, as amended, passed, and  
2 reprinted by the House, as follows:

3 1. Page 4, after line 30 by inserting:

4 <Sec. \_\_\_\_\_. Section 631.14, subsection 2, Code 2013,  
5 is amended to read as follows:

6 2. In actions concerning residential rental  
7 property that is titled in the name of one or more  
8 individuals, an employee of one or more of the titled  
9 owners, or an officer or employee of a property  
10 management entity acting on behalf of one or more of  
11 the titled owners, may bring or defend an action in  
12 the name of the ~~titled owners, the property management~~  
13 ~~entity, or the name by which the property is commonly~~  
14 known real party in interest.

15 ~~Notwithstanding any other provision to the contrary,~~  
16 ~~if the defendant or plaintiff has been improperly named~~  
17 ~~in the petition in an action concerning residential~~  
18 ~~rental property, the real party in interest shall be~~  
19 ~~substituted at the time the error is identified and the~~  
20 ~~action shall not be dismissed or delayed except to the~~  
21 ~~extent necessary to identify and serve the real parties~~  
22 ~~in interest.>~~

23 2. By renumbering as necessary.

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THOMAS G. COURTNEY