

Senate File 2231

S-5052

1 Amend Senate File 2231 as follows:

2 1. By striking everything after the enacting clause and  
3 inserting:

4 <Section 1. Section 331.301, Code 2024, is amended by adding  
5 the following new subsection:

6 NEW SUBSECTION. 23. *a.* A county shall not adopt, enforce,  
7 or otherwise administer an ordinance, motion, resolution, or  
8 building code that prohibits or limits, either directly or  
9 indirectly, the use of a specific style of exterior cladding  
10 or finish materials for residential buildings in a manner that  
11 is more restrictive than the state building code as adopted  
12 pursuant to section 103A.7. This section does not prohibit a  
13 county from regulating the use of a specific style of exterior  
14 cladding or finish materials for a residential building that  
15 meets any of the following conditions:

16 (1) The building is located in an area designated and  
17 declared as a state or local historic district under applicable  
18 law.

19 (2) The building is designated as a local, state, or  
20 national historic landmark.

21 (3) The building is in a common interest community as  
22 defined in chapter 499C.

23 (4) The building is located on a property that is governed  
24 by a policy of regulation of an overlay or special purpose  
25 zoning district that is adopted pursuant to applicable law.

26 *b.* For purposes of this subsection, "*residential building*"  
27 means any single or multifamily residential dwelling and  
28 includes single-family and two-family dwellings and townhouses,  
29 condominiums and apartments with a maximum of twelve units per  
30 building, and all secondary structures to such a single or  
31 multifamily residential dwelling.

32 Sec. 2. Section 414.1, subsection 1, Code 2024, is amended  
33 by adding the following new paragraph:

34 NEW PARAGRAPH. *h.* (1) A city shall not adopt, enforce,  
35 or otherwise administer an ordinance, motion, resolution, or

SF 2231.3390 (1) 90

(amending this SF 2231 to CONFORM to HF 2388)

1 building code that prohibits or limits, either directly or  
2 indirectly, the use of a specific style of exterior cladding  
3 or finish materials for residential buildings in a manner that  
4 is more restrictive than the state building code as adopted  
5 pursuant to section 103A.7. This subsection does not prohibit  
6 a city from regulating the use of a specific style of exterior  
7 cladding or finish materials for a residential building that  
8 meets any of the following conditions:

9 (a) The building is located in an area designated and  
10 declared as a state or local historic district under applicable  
11 law.

12 (b) The building is designated as a local, state, or  
13 national historic landmark.

14 (c) The building is in a common interest community as  
15 defined in chapter 499C.

16 (d) The building is located on a property that is governed  
17 by a policy of regulation of an overlay or special purpose  
18 zoning district that is adopted pursuant to applicable law.

19 (2) For purposes of this paragraph, "*residential building*"  
20 means any single or multifamily residential dwelling and  
21 includes single-family and two-family dwellings and townhouses,  
22 condominiums and apartments with a maximum of twelve units per  
23 building, and all secondary structures to such a single or  
24 multifamily residential dwelling.>

---

SCOTT WEBSTER