



HOUSE FILE 2695

AN ACT

RELATING TO LANDLORDS AND TENANTS INCLUDING NOTICE  
REQUIREMENTS TO TERMINATE A PERIODIC TENANCY AND  
SERVICE OF A PETITION FOR FORCIBLE ENTRY AND DETAINER  
BY PUBLICATION.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 562A.34, Code 2005, is amended by  
adding the following new subsection:

NEW SUBSECTION. 2A. The landlord or the tenant may  
terminate a tenancy having a term longer than month-to-month  
by a written notice given to the other at least thirty days  
prior to the end of the first or subsequent term of the  
tenancy specified in the notice.

Sec. 2. Section 648.10, Code 2005, is amended to read as  
follows:

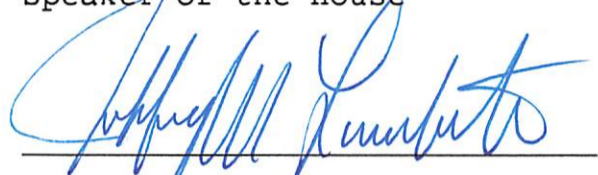
648.10 SERVICE BY PUBLICATION.

Notwithstanding the requirements of section 648.5, service  
may be made by publishing such notice for one week in a  
newspaper of general circulation published in the county where  
the petition is filed, provided the petitioner files with the  
court an affidavit stating that an attempt at personal service  
~~made-by-the-sheriff~~ was unsuccessful because the defendant is  
avoiding service by concealment or otherwise, and that a copy  
of the petition and notice of hearing has been mailed to the  
defendant at the defendant's last known address or that the  
defendant's last known address is not known to the petitioner.  
Service under this section is complete seven days after

publication. The court shall set a new hearing date if necessary to allow the defendant the three-day minimum notice required under section 648.5.



CHRISTOPHER C. RANTS  
Speaker of the House



JEFFREY M. LAMBERTI  
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2695, Eighty-first General Assembly.



MARGARET THOMSON  
Chief Clerk of the House

Approved April 7, 2006



THOMAS J. VILSACK  
Governor