

FEB 5 1997  
COMMERCE AND REGULATION

HOUSE FILE 165  
BY LAMBERTI

Passed House, Date \_\_\_\_\_ Passed Senate, Date \_\_\_\_\_  
Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_  
Approved \_\_\_\_\_

**A BILL FOR**

1 An Act providing for treble damages for failing to make required  
2 disclosures associated with a transfer of real estate.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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HF 165

1 Section 1. Section 558A.6, unnumbered paragraph 1, Code  
2 1997, is amended to read as follows:

3 A person who knowingly and willfully violates this chapter  
4 shall be liable to pay damages to a transferee for in an  
5 amount equal to three times the amount of actual damages  
6 suffered by the transferee, but subject to the following  
7 limitations:

8 EXPLANATION

9 This bill amends the liability provision of Code chapter  
10 558A, relating to real estate disclosures. The bill provides  
11 that a person who knowingly and willfully violates a provision  
12 of Code chapter 558A is to pay treble damages to the injured  
13 transferee subject to certain existing limitations contained  
14 in Code section 558A.6. Currently, a person who violates a  
15 provision of the chapter, whether or not the violation is done  
16 knowingly or willfully, is liable to the transferee for the  
17 amount of any actual damages suffered by the transferee,  
18 subject to the existing limitations.

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