

MAR 14 1997

Place On Calendar

*Substituted
by SF 433
3/27/97 P. 886*

HOUSE FILE

640

BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO HSB 215)

Passed House, Date _____

*WITHDRAWN
3-31-97 (P. 908)*

Passed Senate, Date _____

Vote: Ayes _____ Nays _____

Vote: Ayes _____ Nays _____

Approved _____

A BILL FOR

1 An Act relating to the definition and location of a land-leased
2 community.

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

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WITHDRAWN

HOUSE FILE 640

H-1444

1 Amend House File 640 as follows:

2 1. Page 1, lines 13 and 14, by striking the words
3 ", modular homes, or a combination of the homes" and
4 inserting the following: "or modular homes".

5 2. Page 1, lines 30 and 31, by striking the words
6 ", modular homes, or a combination of the homes" and
7 inserting the following: "or modular homes".

By RICHARDSON of Warren

H-1444 FILED MARCH 26, 1997 *W/D 3/27/97 (P. 886)*

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HF 640

1 Section 1. NEW SECTION. 335.30A LAND-LEASED COMMUNITIES.

2 A county shall not adopt or enforce zoning or subdivision
3 regulations or other ordinances which disallow the plans and
4 specifications of land-leased communities solely because the
5 housing within the land-leased community will be modular or
6 manufactured housing. A county shall not adopt or enforce
7 zoning or subdivision regulations or other ordinances which
8 mandate width standards for a single modular or manufactured
9 housing unit which is sited upon land otherwise zoned as
10 agricultural.

11 "Land-leased community" means any site, lot, field, or
12 tract of land under common ownership upon which ten or more
13 occupied manufactured homes, modular homes, or a combination
14 of the homes are harbored, either free of charge or for
15 revenue purposes, and shall include any building, structure,
16 or enclosure used or intended for use as part of the equipment
17 of the land-leased community. The term "land-leased
18 community" shall not be construed to include homes, buildings,
19 or other structures temporarily maintained by any individual,
20 educational institution, or company on their own premises and
21 used exclusively to house their own labor or students.

22 Sec. 2. NEW SECTION. 414.28A LAND-LEASED COMMUNITIES.

23 A city shall not adopt or enforce zoning or subdivision
24 regulations or other ordinances which disallow the plans and
25 specifications of land-leased communities solely because the
26 housing within the land-leased community will be modular or
27 manufactured housing.

28 "Land-leased community" means any site, lot, field, or
29 tract of land under common ownership upon which ten or more
30 occupied manufactured homes, modular homes, or a combination
31 of the homes are harbored, either free of charge or for
32 revenue purposes, and shall include any building, structure,
33 or enclosure used or intended for use as part of the equipment
34 of the land-leased community. The term "land-leased
35 community" shall not be construed to include homes, buildings,

1 or other structures temporarily maintained by any individual,
2 educational institution, or company on their own premises and
3 used exclusively to house their own labor or students.

4 EXPLANATION

5 This bill provides a definition of land-leased community to
6 be a site or tract of land under common ownership upon which
7 10 or more occupied manufactured homes, modular homes, or a
8 combination of those homes are harbored, free of charge or for
9 revenue purposes.

10 The bill also amends city and county zoning laws to
11 prohibit ordinances and regulations from disallowing plans and
12 specifications of land-leased communities solely because the
13 housing will be modular or manufactured housing units. The
14 bill also prohibits ordinances which mandate width standards
15 for single modular or manufactured housing units which are
16 sited on land zoned as agricultural.

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HSB 215
LOCAL GOVERNMENT

Succeeded By
SF/HF 640

HOUSE FILE _____
BY (PROPOSED COMMITTEE ON
LOCAL GOVERNMENT BILL BY
CHAIRPERSON VANDE HOEF)

Passed House, Date _____ Passed Senate, Date _____
Vote: Ayes _____ Nays _____ Vote: Ayes _____ Nays _____
Approved _____

A BILL FOR

1 An Act relating to the definition and location of a land-leased
2 community.

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

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1 Section 1. NEW SECTION. 335.30A LAND-LEASED COMMUNITIES.

2 A county shall not adopt or enforce zoning or subdivision
3 regulations or other ordinances which disallow the plans and
4 specifications of land-leased communities solely because the
5 housing within the land-leased community will be modular or
6 manufactured housing. A county shall not adopt or enforce
7 zoning or subdivision regulations or other ordinances which
8 mandate width standards for a single modular or manufactured
9 housing unit which is sited upon land otherwise zoned as
10 agricultural.

11 Sec. 2. NEW SECTION. 414.28A LAND-LEASED COMMUNITIES.

12 A city shall not adopt or enforce zoning or subdivision
13 regulations or other ordinances which disallow the plans and
14 specifications of land-leased communities solely because the
15 housing within the land-leased community will be modular or
16 manufactured housing.

17 Sec. 3. Section 435.1, Code 1997, is amended by adding the
18 following new subsection:

19 NEW SUBSECTION. 1A. "Land-leased community" means any
20 site, lot, field, or tract of land under common ownership upon
21 which ten or more occupied manufactured homes, modular homes,
22 or a combination of the homes are harbored, either free of
23 charge or for revenue purposes, and shall include any
24 building, structure, or enclosure used or intended for use as
25 part of the equipment of the land-leased community. The term
26 "land-leased community" shall not be construed to include
27 homes, buildings, or other structures temporarily maintained
28 by any individual, educational institution, or company on
29 their own premises and used exclusively to house their own
30 labor or students.

31 Sec. 4. NEW SECTION. 435.2 ZONING REGULATION.

32 A land-leased community may be subject to zoning or
33 subdivision regulations or ordinances pursuant to section
34 335.30A or 414.28A.

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EXPLANATION

1 This bill provides a definition of land-leased community to
2 be a site or tract of land under common ownership upon which
3 10 or more occupied manufactured homes, modular homes, or a
4 combination of those homes are harbored, free of charge or for
5 revenue purposes.

6 The bill also amends city and county zoning laws to
7 prohibit ordinances and regulations from disallowing plans and
8 specifications of land-leased communities solely because the
9 housing will be modular or manufactured housing units. The
10 bill also prohibits ordinances which mandate width standards
11 for single modular or manufactured housing units which are
12 sited on land zoned as agricultural.

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