

FILED FEB 8 2000

SENATE FILE 2099  
BY LAMBERTI

Passed Senate, Date (p. 601) 3/9/00 Passed House, Date \_\_\_\_\_  
Vote: Ayes 49 Nays 0 Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_  
Approved \_\_\_\_\_

**A BILL FOR**

1 An Act relating to forcible entry and detainer actions in small  
2 claims court following a default on a contract for deed.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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SF 2099  
JUDICIARY

1 Section 1. Section 631.1, subsection 2, Code Supplement  
2 1999, is amended to read as follows:

3 2. The district court sitting in small claims shall have  
4 concurrent jurisdiction of an action for forcible entry and  
5 detainer which is based on those grounds set forth in section  
6 648.1, subsections 1, 2, 3, and 5, and 7. When commenced  
7 under this chapter, the action shall be a small claim for the  
8 purposes of this chapter.

9 Sec. 2. Section 648.1, Code 1999, is amended by adding the  
10 following new subsection:

11 NEW SUBSECTION. 7. When the vendee forfeits or defaults  
12 under the terms of a contract for deed.

13 EXPLANATION

14 This bill amends Code section 648.1 to allow for use of an  
15 action for forcible entry and detainer when a seller of real  
16 estate seeks to recover possession of the property when the  
17 buyer of the real estate defaults or forfeits on the contract  
18 for deed governing the sale.

19 The bill also amends Code section 631.1 to allow such  
20 actions to be pursued as small claims actions in small claims  
21 court.

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