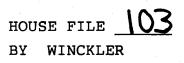
JAN 3 1 2003 LOCAL GOVERNMENT



(COMPANION TO LSB 1793SS BY DVORSKY)

| Passed | House, | Date | Passed | Senate, | Date | ' |
|--------|--------|----------|--------|---------|---------|-------|
| Vote: | Ayes _ | Nays | Vote: | Ayes | Nays | |
| | | Approved | | | <u></u> | |

A BILL FOR

1 An Act relating to manufactured and mobile homes by providing for tenants' rights and safety. 3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA: HF 103

> TLSB 1793HH 80 rh/cl/14

s.f. _____ H.f. 103

Section 1. Section 331.301, subsection 15, paragraph a, 1 2 Code 2003, is amended by striking the paragraph and inserting 3 in lieu thereof the following:

4 a. (1) A county may adopt an ordinance requiring the 5 construction of a storm shelter or shelters at a manufactured 6 home community or mobile home park.

7 (2) Such an ordinance shall require all of the following: The storm shelter shall be constructed in accordance 8 (a) 9 with design and construction guidelines for community shelters 10 promulgated by the federal emergency management agency.

The storm shelter shall have adequate space for the 11 (b) 12 maximum residential capacity of the manufactured home 13 community or mobile home park. This capacity shall be based 14 on the number of platted manufactured and mobile home spaces 15 in the manufactured home community or mobile home park 16 multiplied by twenty-two square feet.

(c) A storm shelter shall be placed at a maximum distance 17 18 of one thousand two hundred feet from any mobile or 19 manufactured home.

20 A minimum of one storm shelter per manufactured home (d) 21 community or mobile home park shall be required.

22 The community or park developer or owner shall provide (e) 23 immediate twenty-four-hour access to the storm shelter.

The shelter may include a restroom if the shelter is 24 (3) 25 used exclusively as a storm shelter.

(4) In lieu of construction of a storm shelter in the 26 27 manufactured home community or mobile home park, a community 28 or park owner may provide a plan for evacuation of community 29 or park residents if an adequately sized storm shelter located 30 outside of the manufactured home community or mobile home park 31 is within one thousand five hundred feet of the farthest 32 manufactured or mobile home space in the development. The 33 community or park owner shall provide unimpeded and immediate 34 twenty-four-hour access to such a storm shelter.

35 (5) A storm shelter structure may be exempt from taxation

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s.f. <u>103</u>

1 as provided in section 427.1, subsection 30.

2 Sec. 2. Section 364.3, subsection 8, paragraph a, Code 3 2003, is amended by striking the paragraph and inserting in 4 lieu thereof the following:

5 a. (1) A city may adopt an ordinance requiring the 6 construction of a storm shelter or shelters at a manufactured 7 home community or mobile home park.

8 (2) Such an ordinance shall require all of the following: 9 (a) The storm shelter shall be constructed in accordance 10 with design and construction guidelines for community shelters 11 promulgated by the federal emergency management agency.

12 (b) The storm shelter shall have adequate space for the 13 maximum residential capacity of the manufactured home 14 community or mobile home park. This capacity shall be based 15 on the number of platted manufactured and mobile home spaces 16 in the manufactured home community or mobile home park 17 multiplied by twenty-two square feet.

18 (c) A storm shelter shall be placed at a maximum distance
19 of one thousand two hundred feet from any mobile or
20 manufactured home.

21 (d) A minimum of one storm shelter per manufactured home22 community or mobile home park shall be required.

23 (e) The community or park developer or owner shall provide24 immediate twenty-four-hour access to the storm shelter.

25 (3) The shelter may include a restroom if the shelter is26 used exclusively as a storm shelter.

(4) In lieu of construction of a storm shelter in the manufactured home community or mobile home park, a community or park owner may provide a plan for evacuation of community or park residents if an adequately sized storm shelter located outside the manufactured home community or mobile home park is within one thousand five hundred feet of the farthest manufactured or mobile home space in the development. The community or park owner shall provide unimpeded and immediate twenty-four-hour access to such a storm shelter.

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(5) A storm shelter structure may be exempt from taxation 1 2 as provided in section 427.1, subsection 30.

Sec. 3. Section 562B.10, subsection 4, Code 2003, is 3 4 amended to read as follows:

4. Rental agreements shall be for a term of one year 5 6 unless otherwise specified in the rental agreement. Rental 7 agreements shall be canceled by at least sixty days' written 8 notice given by either party. Cancellation under this 9 section, initiated by the landlord, shall be for good cause. 10 "Good cause" means any material noncompliance with this 11 chapter, the lease agreement, or for any legitimate business 12 reason. A-landlord-shall-not-cancel-a-rental-agreement "Good 13 cause" does not include cancellation solely for the purpose of 14 making the tenant's mobile home space available for another 15 mobile home.

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EXPLANATION

17 This bill relates to mobile homes and manufactured homes. 18 The bill provides that a county or a city may adopt an 19 ordinance requiring the construction of a storm shelter or 20 storm shelters at a manufactured home community or mobile home 21 park. If a storm shelter is constructed, the ordinance 22 adopted or enforced shall require the storm shelter to be 23 constructed in accordance with design and construction 24 guidelines for community shelters promulgated by the federal 25 emergency management agency.

The bill also provides that a storm shelter shall have 26 27 adequate space for the maximum residential capacity in the 28 manufactured home community or the mobile home park, that the 29 storm shelter shall be placed at a maximum distance of 1,200 30 feet from any mobile or manufactured home, that there shall be 31 a minimum of one storm shelter per manufactured home community 32 or mobile home park, that the shelter may include a restroom 33 if the shelter is used exclusively as a storm shelter, that a 34 community or park owner shall not provide an evacuation plan 35 in lieu of construction of a storm shelter in the manufactured

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1 home community or mobile home park, unless the closest, 2 adequately sized storm shelter located outside the community 3 or park is within 1,500 feet of the furthest manufactured or 4 mobile home space in the development, and that the 5 manufactured home community or mobile home park developer or 6 owner shall provide 24-hour access to the storm shelter. The 7 bill further provides that a storm shelter structure may be 8 exempt from taxation as provided in Code section 427.1, 9 subsection 30.

10 The bill further provides that a landlord must have good 11 cause before terminating a mobile home space rental agreement. 12 "Good cause" means any material noncompliance with the 13 provisions of Code chapter 562B, the lease agreement, or for 14 any legitimate business reason.

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