

House Study Bill 553

HOUSE FILE _____
BY (PROPOSED COMMITTEE ON
LOCAL GOVERNMENT BILL BY
CHAIRPERSON VAN ENGELHOFEN)

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

A BILL FOR

1 An Act requiring the county auditor to evidence approval of the
2 name of a subdivision plat and requiring such statement for
3 filing the subdivision plat with the county recorder.
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:
5 TLSB 5600YC 81
6 eg/sh/8

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1 1 Section 1. Section 354.6, subsection 2, Code 2005, is
1 2 amended to read as follows:
1 3 2. A subdivision plat shall have a succinct name or title
1 4 that is unique, as approved by the auditor, for the county in
1 5 which the plat lies. The auditor shall evidence the approval
1 6 of such name or title in a statement that shall accompany the
1 7 plat as provided in section 354.11. The plat shall include an
1 8 accurate description of the land included in the subdivision
1 9 and shall give reference to two section corners within the
1 10 United States public land survey system in which the plat lies
1 11 or, if the plat is a subdivision of any portion of an official
1 12 plat, two established monuments within the official plat.
1 13 Each lot within the plat shall be assigned a progressive
1 14 number. Streets, alleys, parks, open areas, school property,
1 15 other areas of public use, or areas within the plat that are
1 16 set aside for future development shall be assigned a
1 17 progressive letter and shall have the proposed use clearly
1 18 designated. A strip of land shall not be reserved by the
1 19 subdivider unless the land is of sufficient size and shape to
1 20 be of practical use or service as determined by the governing
1 21 body. Progressive block numbers or letters may be assigned to
1 22 groups of lots separated from other lots by streets or other
1 23 physical features of the land. The surveyor shall not assign
1 24 lot numbers or letters to a lot shown within a subdivision
1 25 plat unless the lot has been surveyed by the surveyor in
1 26 compliance with chapter 355. The auditor may note a permanent
1 27 real estate index number upon each lot within a subdivision
1 28 plat. Sufficient information, including dimensions and angles
1 29 or bearings, shall be shown on the plat to accurately
1 30 establish the boundaries of each lot, street, and easement.
1 31 Easements necessary for the orderly development of the land
1 32 within the plat shall be shown and the purpose of the easement
1 33 shall be clearly stated.

1 34 Sec. 2. Section 354.11, Code 2005, is amended by adding
1 35 the following new subsection:
2 1 NEW SUBSECTION. 6. A statement by the auditor approving
2 2 the name or title of the subdivision plat.
2 3 Sec. 3. Section 354.11, unnumbered paragraph 2, Code 2005,
2 4 is amended to read as follows:
2 5 A subdivision plat which includes no land set apart for
2 6 streets, alleys, parks, open areas, school property, or public
2 7 use other than utility easements, shall be accompanied by the
2 8 documents listed in subsections 1, 2, 3, ~~and 4,~~ and 6 and a
2 9 certificate of the treasurer that the land is free from
2 10 certified taxes other than certified special assessments.

2 11 EXPLANATION
2 12 Current law requires the county auditor to approve the name
2 13 or title of a subdivision plat. This bill requires that the
2 14 auditor evidence this approval in a statement that must
2 15 accompany the subdivision plat when the subdivision plat is
2 16 presented to the county recorder for recording.
2 17 LSB 5600YC 81

