

# Senate File 434 - Introduced

SENATE FILE \_\_\_\_\_  
BY COMMITTEE ON JUDICIARY

(SUCCESSOR TO SF 198)  
(COMPANION TO HF 57)

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

## A BILL FOR

1 An Act to require a landlord to have good cause to terminate a  
2 mobile home space rental agreement.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:  
4 TLSB 1679SV 82  
5 av/cf/24

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1 1 Section 1. Section 562B.10, subsection 4, Code 2007, is  
1 2 amended to read as follows:  
1 3 4. Rental agreements shall be for a term of one year  
1 4 unless otherwise specified in the rental agreement. Rental  
1 5 agreements shall be canceled by at least sixty days' written  
1 6 notice given by either party. A notice to cancel under this  
1 7 section initiated by the landlord shall be for good cause.  
1 8 Good cause shall constitute a material noncompliance by the  
1 9 tenant with the rental agreement, a violation of this chapter,  
1 10 or a legitimate business reason. A landlord shall not cancel  
1 11 a rental agreement solely for the purpose of making the  
1 12 tenant's mobile home space available for another mobile home.  
1 13 EXPLANATION  
1 14 This bill provides that a landlord must have good cause  
1 15 before terminating a mobile home space rental agreement.  
1 16 "Good cause" is defined to mean a material noncompliance by  
1 17 the tenant with the rental agreement, a violation of Code  
1 18 chapter 562B, or a legitimate business reason.  
1 19 LSB 1679SV 82  
1 20 av:nh/cf/24