

# Senate File 184 - Introduced

SENATE FILE \_\_\_\_\_  
BY BOLKCOM

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

## A BILL FOR

1 An Act providing for inclusion of annual utility costs in  
2 information required to be disclosed prior to a transfer of  
3 real estate.  
4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:  
5 TLSB 2291SS 83  
6 rn/rj/14

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1 1 Section 1. Section 558A.4, subsection 1, Code 2009, is  
1 2 amended to read as follows:  
1 3 1. The disclosure statement shall include information  
1 4 relating to the condition and important characteristics of the  
1 5 property and structures located on the property, including  
1 6 significant defects in the structural integrity of the  
1 7 structure, as provided in rules which shall be adopted by the  
1 8 real estate commission pursuant to section 543B.9. The  
1 9 disclosure statement shall also include the total amount of  
1 10 utility costs billed to the property and structures located on  
1 11 the property during the preceding twelve-month period. The  
1 12 rules may require the disclosure to include information  
1 13 relating to the property's zoning classification; the  
1 14 condition of plumbing, heating, or electrical systems; or the  
1 15 presence of pests.

### EXPLANATION

1 16  
1 17 This bill adds to information currently required to be  
1 18 disclosed by a transferor of real property to a transferee in  
1 19 a written disclosure statement the disclosure of utility costs  
1 20 billed to the property during the preceding 12-month period.  
1 21 LSB 2291SS 83  
1 22 rn/rj/14