

**House File 38 - Introduced**

HOUSE FILE 38

BY MURPHY

**A BILL FOR**

1 An Act relating to the assessment and taxation of platted lots  
2 and including effective date and retroactive applicability  
3 provisions.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 441.72, Code 2011, is amended to read as  
2 follows:

3 **441.72 Assessment of platted lots.**

4 When a subdivision plat is recorded pursuant to chapter  
5 354, the individual lots within the subdivision plat shall not  
6 be assessed in excess of the total assessment of the land as  
7 acreage or unimproved property for ~~three~~ four years after the  
8 recording of the plat or until the lot is actually improved  
9 with permanent construction, whichever occurs first. When an  
10 individual lot has been improved with permanent construction,  
11 the lot shall be assessed for taxation purposes as provided in  
12 chapter 428 and this chapter. This section does not apply to  
13 special assessment levies.

14 Sec. 2. EFFECTIVE UPON ENACTMENT AND RETROACTIVE  
15 APPLICABILITY. This Act, being deemed of immediate importance,  
16 takes effect upon enactment and applies retroactively to  
17 January 1, 2011, for assessment years beginning on or after  
18 that date.

19 EXPLANATION

20 Current Code section 441.72 provides that individual lots  
21 within a subdivision plat shall not be assessed for property  
22 tax purposes in excess of the total assessment of the land  
23 as acreage or unimproved property for three years after the  
24 recording of the plat or until the lot is actually improved  
25 with permanent construction, whichever occurs first. This bill  
26 changes the assessment limitation period from three years to  
27 four years.

28 The bill takes effect upon enactment and applies  
29 retroactively to January 1, 2011, for assessment years  
30 beginning on or after that date.