

**Senate File 325 - Introduced**

SENATE FILE 325

BY CHAPMAN, ERNST, JOHNSON,  
GUTH, and ANDERSON

**A BILL FOR**

1 An Act relating to the rights of members of a residential  
2 cooperative or owners of a condominium.

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

1 Section 1. Section 499A.2A, Code 2013, is amended by adding  
2 the following new subsection:

3 NEW SUBSECTION. 3. *a.* The bylaws shall not prohibit  
4 or restrict a member from displaying political signs for  
5 sixty days prior to the day of an election and fourteen days  
6 following such election, or restrict the size of the sign to  
7 less than seven hundred fifty square inches.

8 *b.* Subject to the size provisions in this subsection, signs  
9 advocating for or against a specific issue may be displayed at  
10 any time.

11 Sec. 2. Section 499B.15, Code 2013, is amended to read as  
12 follows:

13 **499B.15 Contents of bylaws.**

14 1. The bylaws must provide for at least the following:

15 ~~1-~~ a. The form of administration, indicating whether  
16 this shall be in charge of an administrator or of a board of  
17 administration, or otherwise, and specifying the powers, manner  
18 of removal, and, where proper, the compensation thereof.

19 ~~2-~~ b. If the form of administration is a board of  
20 administration, board meetings must be open to all apartment  
21 owners except for meetings between the board and its attorney  
22 with respect to proposed or pending litigation where the  
23 contents of the discussion would otherwise be governed by  
24 the attorney-client privilege. Notice of each board meeting  
25 must be mailed or delivered to each apartment owner at least  
26 seven days before the meeting. Minutes of meetings of the  
27 board of administration must be maintained in written form  
28 or in another form that can be converted into written form  
29 within a reasonable time. The official records of the board  
30 of administration must be open to inspection and available for  
31 photocopying at reasonable times and places. Any action taken  
32 by a board of administration at a meeting that is in violation  
33 of any of the provisions of this subsection is not valid or  
34 enforceable.

35 ~~3-~~ c. Method of calling or summoning the co-owners

1 to assemble; what percentage, if other than a majority of  
2 apartment owners, shall constitute a quorum; who is to preside  
3 over the meeting and who will keep the minute book wherein the  
4 resolutions shall be recorded.

5 ~~4.~~ d. Maintenance, repair, and replacement of the common  
6 areas and facilities and payments therefor including the method  
7 of approving payment vouchers.

8 ~~5.~~ e. Manner of collecting from the apartment owners their  
9 share of the common expenses.

10 ~~6.~~ f. Designation and removal of personnel necessary for  
11 the maintenance, repair, and replacement of the common areas  
12 and facilities.

13 ~~7.~~ g. The percentage of votes required to amend the bylaws.

14 2. a. The bylaws shall not prohibit or restrict a member  
15 from displaying political signs for sixty days prior to the day  
16 of an election and fourteen days following such election, or  
17 restrict the size of the sign to less than seven hundred fifty  
18 square inches.

19 b. Subject to the size provisions in this subsection, signs  
20 advocating for or against a specific issue may be displayed at  
21 any time.

22 EXPLANATION

23 This bill prohibits the bylaws of homeowners associations  
24 or of housing cooperatives from restricting individual owners  
25 from displaying political signs less than 60 days prior to  
26 any election and 14 days following any election, and cannot  
27 restrict the size of the sign to less than 750 square inches.

28 The bill provides that signs advocating for or against a  
29 specific issue may be displayed at any time.