

House Study Bill 123 - Introduced

HOUSE FILE _____

BY (PROPOSED COMMITTEE ON
LOCAL GOVERNMENT BILL BY
CHAIRPERSON KOESTER)

A BILL FOR

1 An Act relating to the definitions of mobile home park in the
2 Iowa Code chapters concerning property tax on manufactured
3 and mobile homes and for purposes of residential landlord
4 and tenant laws.

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

1 Section 1. Section 435.1, subsection 6, Code 2015, is
2 amended to read as follows:

3 6. *"Mobile home park"* means a site, lot, field, or tract
4 of land upon which three or more mobile homes, ~~or~~ manufactured
5 homes, modular homes, motor homes, recreational park trailers,
6 travel trailers, or a combination of any of these homes
7 or trailers, are placed on developed spaces pursuant to a
8 rental agreement as defined in section 562B.7 and operated
9 as a for-profit enterprise with water, sewer or septic, and
10 electrical services available. The term *"mobile home park"*
11 shall not be construed to include manufactured or mobile homes,
12 buildings, tents, or other structures temporarily maintained by
13 any individual, educational institution, or company on their
14 own premises and used exclusively to house their own labor or
15 students. The term *"mobile home park"* shall not be construed to
16 include a campground as defined in section 557B.1.

17 Sec. 2. Section 435.1, Code 2015, is amended by adding the
18 following new subsections:

19 NEW SUBSECTION. 8. *"Motor home"* means the same as defined
20 in section 321.1, subsection 36C, paragraph "d".

21 NEW SUBSECTION. 9. *"Recreational park trailer"* means a
22 recreational vehicle built on a single chassis, mounted on
23 wheels, which may be connected to utilities necessary for
24 operation of installed fixtures and appliances, with a gross
25 area not exceeding four hundred square feet when in the set-up
26 mode, and certified by the manufacturer as complying with the
27 American National Standards Institute construction standard
28 A119.5.

29 NEW SUBSECTION. 10. *"Travel trailer"* means the same as
30 defined in section 321.1, subsection 36C, paragraph "b".

31 Sec. 3. Section 562B.7, subsections 7 and 8, Code 2015, are
32 amended to read as follows:

33 7. *"Mobile home park"* ~~shall mean any~~ means a site, lot,
34 field, or tract of land upon which three or more mobile homes,
35 manufactured homes, or modular homes, motor homes, recreational

1 park trailers, travel trailers, or a combination of any
2 of these homes or trailers are placed on developed spaces
3 pursuant to a rental agreement and operated as a for-profit
4 enterprise with water, sewer or septic, and electrical services
5 available. The term "mobile home park" shall not be construed
6 to include manufactured or mobile homes, buildings, tents, or
7 other structures temporarily maintained by any individual,
8 educational institution, or company on their own premises and
9 used exclusively to house their own labor or students. The
10 term "mobile home park" shall not be construed to include a
11 campground as defined in section 557B.1.

12 8. "Mobile home space" means a parcel of land for rent which
13 has been designed to accommodate a mobile home, motor home,
14 recreational park trailer, or travel trailer and provide the
15 required sewer and utility connections.

16 Sec. 4. Section 562B.7, Code 2015, is amended by adding the
17 following new subsections:

18 NEW SUBSECTION. 8A. "Motor home" means the same as defined
19 in section 321.1, subsection 36C, paragraph "d".

20 NEW SUBSECTION. 9A. "Recreational park trailer" means a
21 recreational vehicle built on a single chassis, mounted on
22 wheels, which may be connected to utilities necessary for
23 operation of installed fixtures and appliances, with a gross
24 area not exceeding four hundred square feet when in the set-up
25 mode, and certified by the manufacturer as complying with the
26 American National Standards Institute construction standard
27 A119.5.

28 NEW SUBSECTION. 14. "Travel trailer" means the same as
29 defined in section 321.1, subsection 36C, paragraph "b".

30 EXPLANATION

31 The inclusion of this explanation does not constitute agreement with
32 the explanation's substance by the members of the general assembly.

33 This bill amends the definitions of "mobile home park" in
34 Code chapters 435 (property tax on manufactured and mobile
35 homes) and 562B (residential landlord and tenant law) and the

1 definition of "mobile home space" in Code chapter 562B. The
2 bill adds motor homes, recreational park trailers, travel
3 trailers, or a combination of such homes or trailers to the
4 definition of mobile home park for both Code chapters. The
5 bill also adds modular homes to the definition of mobile home
6 park in Code chapter 435. The bill defines what constitutes a
7 motor home, recreational park trailer, or travel trailer for
8 purposes of the bill. The bill provides that a mobile home
9 park does not include a campground.