

House File 318 - Introduced

HOUSE FILE 318

BY HEATON

A BILL FOR

1 An Act establishing a home modification grant program and
2 making appropriations.

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

1 Section 1. NEW SECTION. 16.55 Home modification grant
2 program.

3 1. As used in this section, unless the context otherwise
4 requires:

5 a. "Accommodate" means to make a primary residence
6 accessible for a qualified person in a manner that is necessary
7 because of the qualified person's age, disability, or
8 condition.

9 b. "Medical provider" means a physician, physician
10 assistant, advanced registered nurse practitioner, physical
11 therapist, or occupational therapist.

12 c. "Modifications or improvements" means modifications or
13 improvements to a qualified person's residence to accommodate
14 the qualified person's age, disability, or condition. A
15 modification or improvement shall:

16 (1) Consist of one or more of the following:

17 (a) Providing for or installing no-step entrances.

18 (b) Providing for or installing exterior or interior ramps.

19 (c) Providing for or installing stairway lifts or
20 elevators.

21 (d) Providing for or installing handrails or grab bars, or
22 the reinforcement of grab bars.

23 (e) Providing for or installing hardware for doors.

24 (f) Widening exterior doors or interior hallways to more
25 than thirty-six inches.

26 (g) Widening interior doors to more than thirty-two inches.

27 (h) Modifying electrical components, including moving
28 electrical outlets and switches.

29 (i) Modifying bathrooms, including but not limited to
30 providing for modification or installation of accessible
31 toilets, bathtubs, showers, plumbing, and fixtures.

32 (j) Modifying kitchens including but not limited to
33 providing for modification or installation of accessible
34 countertops, cabinets, appliances, plumbing, and fixtures.

35 (k) Modifying bedrooms including but not limited to

1 the relocation of a bedroom to an accessible space in the
2 residence.

3 (2) Be certified by a medical provider as being necessary to
4 accommodate the qualified person's use of the residence.

5 (3) Consist of improvements to real property following a
6 modification or installation under subparagraph (1).

7 (4) A modification or improvement shall not include
8 the construction of a new residence, or an addition to or
9 modification of an existing residence that expands its living
10 area that is not otherwise described in this section.

11 *d. "Qualified homeowner"* means an owner of residential
12 real property that is located in this state, including a
13 condominium, that is the primary residence of the owner, who is
14 a qualified person or resides with a spouse or dependent who
15 is a qualified person.

16 *e. "Qualified person"* means a person who is at least
17 sixty-five years of age, is living with a disability, as
18 defined in 42 U.S.C. §12102, or has a chronic condition the
19 progression of which will require a permanent modification to
20 the qualified person's residence.

21 2. A home modification grant program is established. The
22 executive director shall administer the program and provide
23 grants, in amounts not to exceed five thousand dollars, from
24 moneys appropriated to the authority for purposes of the
25 program to qualified homeowners for the purpose of making
26 modifications and improvements to accommodate the use of a
27 residence by a qualified person.

28 Sec. 2. HOME MODIFICATION GRANT PROGRAM
29 APPROPRIATION. There is appropriated from the general fund of
30 the state to the Iowa finance authority for the fiscal year
31 beginning July 1, 2017, and ending June 30, 2018, the following
32 amount to be used for the purposes designated:

33 For providing home modification grants pursuant to section
34 16.55 to qualified homeowners, and for administration of the
35 home modification grant program:

1 \$ 6,000,000

2 EXPLANATION

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

5 This bill establishes a home modification grant program
6 (program) to be administered by the executive director of the
7 Iowa finance authority. The executive director is required
8 to provide grants, in amounts not to exceed \$5,000, from
9 moneys appropriated for the program to qualified homeowners
10 for the purposes of making modifications and improvements to
11 accommodate the use of a primary residence by a qualified
12 person.

13 To receive a grant under the program, a qualified homeowner
14 must be an owner of residential real property that is located
15 in this state that is the primary residence of the owner, who
16 is a qualified person, as defined in the bill, or resides with
17 a spouse or dependent who is a qualified person. Under the
18 bill, a qualified person is a person who is at least 65 years of
19 age, is living with a disability, or has a chronic condition
20 the progression of which will require a permanent modification
21 to the qualified person's residence.

22 Under the bill, allowable modifications and improvements
23 include providing for or installing no-step entrances,
24 providing for or installing exterior or interior ramps,
25 providing for or installing stairway lifts or elevators,
26 providing for or installing handrails or grab bars, or the
27 reinforcement of grab bars, providing for or installing
28 hardware for doors, widening exterior doors or interior
29 hallways to more than 36 inches, widening interior doors to
30 more than 32 inches, modifying electrical components, including
31 moving electrical outlets and switches, modifying bathrooms,
32 kitchens, and bedrooms.

33 The bill makes a one-time appropriation of \$6 million from
34 the general fund for FY 2018 to the Iowa finance authority to
35 provide grants and to administer the program.