

House Study Bill 46 - Introduced

HOUSE FILE _____

BY (PROPOSED COMMITTEE ON
STATE GOVERNMENT BILL BY
CHAIRPERSON RIZER)

A BILL FOR

1 An Act relating to the definition of mobile home park and
2 other related terms in the Iowa Code chapters concerning
3 property tax on manufactured, modular, and mobile homes,
4 residential landlord and tenant laws, and other laws related
5 to manufactured, modular, and mobile homes.
6 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 435.1, subsection 6, Code 2017, is
2 amended to read as follows:

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

18 Sec. 2. Section 435.1, Code 2017, is amended by adding the
19 following new subsections:

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

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

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

32 Sec. 3. Section 562B.7, subsections 7 and 8, Code 2017, are
33 amended to read as follows:

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

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

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

18 Sec. 4. Section 562B.7, Code 2017, is amended by adding the
19 following new subsections:

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

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

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

32 EXPLANATION

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

35 This bill amends the definitions of "mobile home park" in

1 Code chapters 435 (property tax on manufactured and mobile
2 homes) and 562B (residential landlord and tenant law) and the
3 definition of "mobile home space" in Code chapter 562B. The
4 bill adds motor homes, recreational park trailers, travel
5 trailers, or a combination of such homes or trailers to the
6 definition of mobile home park for both Code chapters. The
7 bill also adds modular homes to the definition of mobile home
8 park in Code chapter 435. The bill also modifies provisions
9 establishing exclusions from the definitions of mobile home
10 park under Code chapters 435 and 562B. The bill defines what
11 constitutes a motor home, recreational park trailer, or travel
12 trailer for purposes of the bill. The bill also modifies
13 the definition of mobile home space under Code chapter 562B
14 by adding manufactured homes, modular homes, motor homes,
15 recreational park trailers, and travel trailers. The bill
16 provides that a mobile home park does not include a campground.