

**Senate File 223 - Introduced**

SENATE FILE 223

BY ZAUN

**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.