

**Senate File 2237 - Introduced**

SENATE FILE 2237  
BY COMMITTEE ON JUDICIARY

(SUCCESSOR TO SSB 3037)

**A BILL FOR**

1 An Act relating to the statute of limitations period for  
2 executing judgments on claims for rent.

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

1 Section 1. Section 615.1A, Code 2018, is amended to read as  
2 follows:

3 **615.1A Execution on judgment — claim for rent.**

4 After the expiration of a period of ~~five~~ ten years from  
5 the date of entry of judgment in an action on a claim for  
6 rent, exclusive of any time during which execution on the  
7 judgment was stayed pending a bankruptcy action or order of  
8 court, such judgment shall be null and void, all liens shall be  
9 extinguished, and no execution shall be issued. ~~However, in~~ In  
10 the event that ~~the~~ a judgment or ~~the~~ right to collect ~~thereon~~  
11 in an action on a claim for rent is sold or otherwise assigned  
12 for value to a third party other than a state or federally  
13 chartered bank or credit union, such judgment shall be null  
14 and void, all liens shall be extinguished, and no execution  
15 shall be issued after the expiration of two years from the  
16 date of entry of the judgment, exclusive of any time during  
17 which execution on the judgment was stayed pending a bankruptcy  
18 action or order of court.

19

EXPLANATION

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

22 Current law provides a five-year statute of limitation  
23 period to execute a judgment on a claim for rent, exclusive of  
24 any time during which a court stayed the judgment pending a  
25 bankruptcy action or order of the court, provided that if the  
26 judgment or right to collect is sold or assigned for value to  
27 third parties other than state or federally chartered banks or  
28 credit unions, the statute of limitation period is two years.  
29 At the end of the applicable statute of limitation period, all  
30 liens shall extinguish and the judgment is void.

31 This bill increases the five-year statute of limitation  
32 period that a person has to collect rent pursuant to a judgment  
33 in an action on a claim for rent to 10 years.