

House File 2084 - Introduced

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BY WINCKLER

A BILL FOR

1 An Act relating to landlord-tenant law by creating a tenant
2 hotline and modifying tenant remedies.

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

1 Section 1. Section 16.4, Code 2022, is amended by adding the
2 following new subsection:

3 NEW SUBSECTION. 8. The authority shall designate and award
4 moneys for designing, implementing, publicizing, and staffing a
5 statewide, toll-free telephone hotline for use by individuals
6 seeking tenant or renter resources.

7 Sec. 2. Section 562A.23, subsection 1, Code 2022, is amended
8 to read as follows:

9 1. If contrary to the rental agreement, city ordinance,
10 or section 562A.15 the landlord deliberately or negligently
11 fails to supply running water, hot water, ~~or~~ heat, or essential
12 services, or to repair safety hazards, the tenant may give
13 written notice to the landlord specifying the breach and may:

14 a. Procure reasonable amounts of hot water, running
15 water, heat and essential services, or procure reasonable
16 repairs to safety hazards, during the period of the landlord's
17 noncompliance and deduct their actual and reasonable cost from
18 the rent;

19 b. Recover damages based upon the diminution in the fair
20 rental value of the dwelling unit; or

21 c. Recover any rent already paid for the period of the
22 landlord's noncompliance which shall be reimbursed on a pro
23 rata basis.

24 EXPLANATION

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

27 This bill relates to landlord-tenant law by creating a
28 tenant information hotline and expanding a tenant remedy. The
29 bill provides that the Iowa finance authority shall create and
30 implement a hotline that provides resources to tenants and
31 renters.

32 The bill expands a tenant remedy to allow tenants to deduct
33 from rent the cost of making repairs when there has been a
34 wrongful failure by the landlord to adhere to city ordinances
35 or repair safety hazards.