

**Senate File 2110 - Introduced**

SENATE FILE 2110  
BY COMMITTEE ON TRANSPORTATION

(SUCCESSOR TO SSB 3032)

(COMPANION TO LSB 5361HV BY  
COMMITTEE ON TRANSPORTATION)

**A BILL FOR**

1 An Act relating to notice of agency sales of unused highway  
2 right-of-way.

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

1 Section 1. Section 306.23, subsection 1, Code 2024, is  
2 amended to read as follows:

3 1. The agency in control of a tract, parcel, or piece of  
4 land, or part thereof, which is unused right-of-way shall send  
5 ~~by certified mail~~ to the last known address of the present  
6 owner of adjacent land from which the tract, parcel, piece of  
7 land, or part thereof, was originally purchased or condemned  
8 for highway purposes, and to the person who owned the land at  
9 the time it was purchased or condemned for highway purposes,  
10 notice of the agency's intent to sell the land, the name and  
11 address of any other person to whom a notice was sent, and the  
12 fair market value of the real property based upon an one of the  
13 following:

14 a. An appraisal by an independent appraiser.

15 b. A comparable sales market analysis if the agency is  
16 the department, the sale is not a contract sale under section  
17 306.22, subsection 2, and the determined fair market value is  
18 fifty thousand dollars or less.

19 Sec. 2. Section 306.23, Code 2024, is amended by adding the  
20 following new subsection:

21 NEW SUBSECTION. 1A. Notice required under subsection 1  
22 shall be hand-delivered or sent by verified mail, as defined  
23 in section 578A.2. Hand-delivered notice is deemed delivered  
24 when the recipient signs an acknowledgment of delivery. Notice  
25 sent by verified mail is deemed delivered when the notice is  
26 deposited with the United States postal service or private  
27 delivery service, and such notice is properly addressed with  
28 postage prepaid.

29 EXPLANATION

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

32 Current law authorizes an agency in control of unused  
33 highway right-of-way to sell the land. If the agency does so,  
34 the agency is required to send notice of the agency's intent  
35 to sell the land to the last known address of the present owner

1 of adjacent land from which the land was originally purchased  
2 or condemned for highway purposes, and to the person who  
3 owned the land at the time it was purchased or condemned for  
4 highway purposes. The notice must include the name and address  
5 of any other person to whom a notice was sent, and the fair  
6 market value of the real property based upon an appraisal by  
7 an independent appraiser. The agency must send such notice by  
8 certified mail.

9 This bill strikes the certified mail requirement, and  
10 instead authorizes required notice to be hand-delivered or sent  
11 by verified mail. Hand-delivered notice is deemed delivered  
12 when the recipient signs an acknowledgment of delivery, while  
13 notice sent by verified mail is deemed delivered when the  
14 notice is deposited with the United States postal service  
15 (USPS) or private delivery service, and such notice is properly  
16 addressed with postage prepaid. As used in the bill, "verified  
17 mail" means any method of mailing offered by USPS or private  
18 delivery service that provides evidence of the mailing.

19 The bill authorizes the department of transportation  
20 (DOT) to provide in the notice a fair market value based on a  
21 comparable sales market analysis rather than an appraisal by an  
22 independent appraiser if the DOT does not contract for the sale  
23 of the land in accordance with Code section 306.22(2), and the  
24 determined fair market value is \$50,000 or less.