

**Senate File 2123 - Introduced**

SENATE FILE 2123

BY ROWLEY

**A BILL FOR**

1 An Act relating to the regulation of short-term rental  
2 properties by counties and cities.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 331.301, subsection 17, paragraphs b and  
2 d, Code 2024, are amended to read as follows:

3 *b.* A county with a population of more than seventy-five  
4 thousand shall not adopt or enforce any regulation,  
5 restriction, or other ordinance, including a conditional use  
6 permit requirement, relating to short-term rental properties  
7 within the county. A short-term rental property shall be  
8 classified as a residential land use for zoning purposes.

9 *d.* A county with a population of more than seventy-five  
10 thousand shall not require a license or permit fee for a  
11 short-term rental property in the county.

12 Sec. 2. Section 414.1, subsection 1, paragraph e,  
13 subparagraphs (2) and (4), Code 2024, are amended to read as  
14 follows:

15 (2) A city with a population of more than seventy-five  
16 thousand shall not adopt or enforce any regulation,  
17 restriction, or other ordinance, including a conditional use  
18 permit requirement, relating to short-term rental properties  
19 within the city. A short-term rental property shall be  
20 classified as a residential land use for zoning purposes.

21 (4) A city with a population of more than seventy-five  
22 thousand shall not require a license or permit fee for a  
23 short-term rental property in the city.

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 the regulation of short-term rental  
28 properties by counties and cities. Current law prohibits  
29 a county or city from adopting or enforcing a regulation,  
30 restriction, or other ordinance, including a conditional use  
31 permit requirement, relating to short-term rental properties  
32 within the county or city. Current law also prohibits a county  
33 or city from requiring a license or permit fee for a short-term  
34 rental property in the jurisdiction. The bill applies these  
35 prohibitions only to counties and cities with a population of

S.F. 2123

1 more than 75,000.