

**Senate File 2124 - Introduced**

SENATE FILE 2124

BY ROWLEY

**A BILL FOR**

1 An Act relating to tax collections for buildings or  
2 improvements erected or made by a person on land owned by  
3 another person.

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

1 Section 1. Section 445.32, Code 2024, is amended to read as  
2 follows:

3 **445.32 Liens on buildings or improvements.**

4 1. If a building or improvement is erected or made by a  
5 person other than the owner of the land on which the building  
6 or improvement is located, as provided for in section 428.4,  
7 and the actual value of the building or improvement is  
8 less than five thousand dollars, the taxes on the building  
9 or improvement are and remain a lien on the building or  
10 improvement from the date of levy until paid. If the taxes on  
11 the building or improvement become delinquent, as provided in  
12 section 445.37, the county treasurer shall collect the tax as  
13 provided in sections 445.3 and 445.4. This section subsection  
14 does not apply to special assessments, or rates or charges.

15 2. If a building or improvement is erected or made  
16 by a person other than the owner of the land on which the  
17 building or improvement is located, as provided for in section  
18 428.4, and the actual value of the building or improvement  
19 is five thousand dollars or more, the taxes on the building  
20 or improvement are and remain a lien on the building or  
21 improvement from the date of levy until paid. If the taxes on  
22 the building or improvement become delinquent, as provided in  
23 section 445.37, the county treasurer shall collect the tax as  
24 provided in sections 445.3 and 445.4 or pursuant to chapter  
25 446.

26 EXPLANATION

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

29 When property adjacent to a public improvement benefits from  
30 the improvement, a special assessment may be levied against the  
31 adjacent properties that received the benefit to pay for all  
32 or a portion of the improvement. Under current law, principal  
33 and interest due and delinquent because of a special assessment  
34 cannot be collected on a building or improvement erected or  
35 made by a person on land owned by another person pursuant to

S.F. 2124

1 Code sections 445.3 and 445.4. This bill allows collections  
2 pursuant to Code sections 445.3 and 445.4 or Code chapter 446  
3 (tax sales) relating to buildings or improvements, with an  
4 actual value of \$5,000 or more, erected or made by a person on  
5 land owned by another person to include principal and interest  
6 due and delinquent because of special assessment levies.