

Senate File 2231 - Introduced

SENATE FILE 2231
BY COMMITTEE ON LOCAL
GOVERNMENT

(SUCCESSOR TO SSB 3040)

A BILL FOR

1 An Act relating to the regulation of styles and materials used
2 for residential building exteriors.
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 331.301, Code 2024, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 23. A county shall not adopt, enforce,
4 or otherwise administer an ordinance, motion, resolution, or
5 building code that prohibits or limits, either directly or
6 indirectly, the use of a specific style of exterior cladding
7 or finish materials for residential buildings in a manner that
8 is more restrictive than the state building code as adopted
9 pursuant to section 103A.7. This section does not prohibit a
10 county from regulating the use of a specific style of exterior
11 cladding or finish materials for a residential building that
12 meets any of the following conditions:

- 13 a. The building is located in an area designated and
14 declared as a state or local historic district under applicable
15 law.
16 b. The building is designated as a local, state, or national
17 historic landmark.
18 c. The building is in a common interest community as defined
19 in chapter 499C.

20 Sec. 2. Section 414.1, subsection 1, Code 2024, is amended
21 by adding the following new paragraph:

22 NEW PARAGRAPH. h. A city shall not adopt, enforce, or
23 otherwise administer an ordinance, motion, resolution, or
24 building code that prohibits or limits, either directly or
25 indirectly, the use of a specific style of exterior cladding
26 or finish materials for residential buildings in a manner that
27 is more restrictive than the state building code as adopted
28 pursuant to section 103A.7. This subsection does not prohibit
29 a city from regulating the use of a specific style of exterior
30 cladding or finish materials for a residential building that
31 meets any of the following conditions:

- 32 (1) The building is located in an area designated and
33 declared as a state or local historic district under applicable
34 law.
35 (2) The building is designated as a local, state, or

1 national historic landmark.

2 (3) The building is in a common interest community as
3 defined in chapter 499C.

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EXPLANATION

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

7 This bill prohibits a county or city from adopting,
8 enforcing, or otherwise administering an ordinance, motion,
9 resolution, or building code that prohibits or limits the use
10 of a specific style of exterior cladding or finish materials
11 for residential buildings in a manner that is more restrictive
12 than the state building code. The bill does not prohibit a
13 county or city from regulating the use of a specific style
14 of exterior cladding or finish materials for a residential
15 building that is located in an area designated and declared
16 as a state or local historic district, designated as a local,
17 state, or national historic landmark, or in a common interest
18 community.