

**Senate Study Bill 3040 - Introduced**

SENATE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
LOCAL GOVERNMENT BILL BY  
CHAIRPERSON GREEN)

**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.

4

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.