

House File 2207 - Introduced

HOUSE FILE 2207
BY BAGNIEWSKI

A BILL FOR

- 1 An Act relating to the purchase of single-family residences by
- 2 certain business entities.
- 3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

unofficial

1 Section 1. Section 558.1B, Code 2026, is amended by adding
2 the following new subsections:

3 NEW SUBSECTION. 4. "Private equity entity" means a
4 corporation, limited liability company, partnership, trust, real
5 estate investment trust, investment fund, or other legal entity,
6 other than an individual, that pools capital from one or more
7 investors for the purpose of acquiring residential real property
8 for investment, rental, or resale.

9 NEW SUBSECTION. 5. "Single-family residence" means a
10 residential dwelling designed for occupancy by one household
11 and located on property zoned for single-family residential
12 use, including a detached dwelling or townhouse, but excluding
13 duplexes, multifamily dwellings, and condominiums.

14 Sec. 2. Section 558.41, Code 2026, is amended by adding the
15 following new subsection:

16 NEW SUBSECTION. 5. *Private equity entity acquisition*
17 *restrictions.* A county recorder shall not record a deed
18 conveying a single-family residence to a private equity entity
19 unless the deed is accompanied by a sworn affidavit executed by
20 the grantee and grantor affirming that the acquisition complies
21 with section 558.73.

22 Sec. 3. NEW SECTION. **558.73 Purchase restrictions on**
23 **single-family residences.**

24 1. a. A private equity entity shall not purchase, contract
25 to purchase, or otherwise acquire a single-family residence
26 during the first seventy-five days that the residence is listed
27 for sale on the open market.

28 b. The seventy-five-day period begins on the date the
29 single-family residence is first offered for sale through
30 a multiple listing service, licensed real estate broker, or
31 publicly accessible listing platform.

32 c. A private equity entity shall not evade the requirements
33 of this section through the use of subsidiaries, affiliates, or
34 agents.

35 2. A private equity entity acquiring a single-family

