

House File 2367 - Introduced

HOUSE FILE 2367
BY ZABNER

A BILL FOR

- 1 An Act relating to unit owners associations and native
- 2 vegetation.
- 3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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1 Section 1. Section 499C.1, Code 2026, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 6A. "Native vegetation" means plant species
4 that are indigenous to Iowa and were present in the state prior
5 to European settlement, including but not limited to native
6 grasses, flowers, shrubs, and trees.

7 Sec. 2. NEW SECTION. **499C.3 Native vegetation.**

8 1. A unit owners association shall not prohibit any unit
9 owner from planting or growing native vegetation on the unit
10 owner's lawn so long as the area is maintained predominately
11 free of weeds, invasive species, and trash, and the native
12 vegetation does not extend over or onto neighboring properties,
13 public or common sidewalks, pathways, streets or other public or
14 common areas or elements, and does not interfere with traffic or
15 utilities.

16 2. A unit owners association may adopt reasonable rules and
17 regulations governing a planned, intentional, and maintained
18 landscape of native vegetation that do not impair the native
19 vegetation's proper maintenance and care or impose height
20 restrictions.

21 3. This section shall not apply to common areas or elements
22 or to other property owned by the unit owners association in
23 which the unit owner does not have authority to landscape or
24 plant.

25 EXPLANATION

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

28 This bill relates to unit owners associations and native
29 vegetation restrictions.

30 The bill limits the authority of a unit owners association
31 to restrict native vegetation on unit owners' lawns, as long as
32 the native vegetation is properly maintained. The unit owner's
33 lawn must be kept generally free of weeds, invasive species,
34 and trash, and the native vegetation may not interfere with
35 sidewalks, pathways, roads, utilities, or neighboring properties,

1 and must not obstruct visibility and traffic.

2 Unit owners associations may still adopt reasonable rules for
3 planned and maintained native vegetation, but the rules cannot
4 impair the proper maintenance of native vegetation, including
5 plant height restrictions.

6 The bill does not apply to common areas, shared elements,
7 or any property owned by the unit owner association where unit
8 owners do not have landscaping authority.

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