

House File 2386 - Introduced

HOUSE FILE 2386
BY WICHTENDAHL

A BILL FOR

- 1 An Act related to city regulation of single-family residential
- 2 property.
- 3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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1 Section 1. Section 414.1, subsection 1, Code 2026, is amended
2 by adding the following new paragraph:

3 NEW PARAGRAPH. i. (1) A city may require the first
4 purchaser of a single-family residential home in a new housing
5 development to physically occupy the home for one year after the
6 purchase of the home.

7 (2) The city may charge the owner of a single-family
8 residential home a fine for a violation of subparagraph (1). The
9 fine may not be greater than one-fourth of the fair market value
10 of the home.

11 (3) A city ordinance adopted under this section shall include
12 an exemption allowing the owner to sell or transfer the property
13 within the one-year occupancy period of required occupancy if the
14 sale is a good-faith sale.

15 (4) For purposes of this paragraph:

16 (a) "New housing development" means any housing that is being
17 sold for the first time on the market including housing that is
18 newly constructed as part of a development agreement between the
19 city and a developer.

20 (b) "Occupy" means to physically reside in and use a property
21 as a home, residence, or sleeping space.

22 EXPLANATION

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

25 This bill allows a city to require the first purchaser of a
26 single-family residential home in a new housing development to
27 physically occupy the single-family residential home for one year
28 after the purchase of the home. The city may charge the owner
29 of a single-family residential home a fine for a violation of
30 the bill. The bill includes a good-faith exemption for an owner
31 seeking to sell the house in the one-year occupancy period. The
32 bill defines "new housing development" to mean any housing that
33 is being sold for the first time on the market including housing
34 that is newly constructed as part of a development agreement
35 between the city and a developer. The bill defines "occupy"

1 to mean to physically reside in and use a property as a home,
2 residence, or sleeping space.

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