

**House File 2551 - Introduced**

HOUSE FILE 2551

BY McBURNEY

**A BILL FOR**

1 An Act relating to rent increases under residential landlord and  
2 tenant rental agreements and in manufactured home communities  
3 and mobile home parks.

4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

unofficial

1 Section 1. Section 562A.9, subsection 3, Code 2026, is  
2 amended to read as follows:

3 3. Rent shall be payable without demand or notice at the time  
4 and place agreed upon by the parties. If a landlord applies  
5 a rent increase to the dwelling unit of a current tenant, the  
6 percentage increase shall not be greater than the percentage  
7 increase of the consumer price index for all urban consumers  
8 in the midwest region over the previous twelve months or the  
9 percentage increase of the property value of the premises as  
10 determined by the county assessor for the same time period since  
11 the last rent increase, whichever is higher. Each tenant shall  
12 be notified, in writing, of any rent increase at least ninety  
13 days before the effective date. Unless otherwise agreed, rent  
14 is payable at the dwelling unit and periodic rent is payable at  
15 the beginning of any term of one month or less and otherwise  
16 in equal monthly installments at the beginning of each month.  
17 Unless otherwise agreed, rent shall be uniformly apportionable  
18 from day-to-day.

19 Sec. 2. Section 562B.14, subsection 7, Code 2026, is amended  
20 to read as follows:

21 7. If a landlord applies a rent increase to the mobile home  
22 space of a current tenant, the percentage increase shall not be  
23 greater than the percentage increase of the consumer price index  
24 for all urban consumers in the midwest region over the previous  
25 twelve months or the percentage increase of the property value  
26 of the manufactured home community or the mobile home park as  
27 determined by the county assessor for the same time period since  
28 the last rent increase, whichever is higher. Each tenant shall  
29 be notified, in writing, of any rent increase at least ninety  
30 days before the effective date. Such effective date shall not be  
31 sooner than the expiration date of the original rental agreement  
32 or any renewal or extension thereof.

33 EXPLANATION

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

1 This bill limits the amount a landlord can increase rent on  
2 current tenants under residential landlord and tenant agreements  
3 and in manufactured home communities or mobile home parks. The  
4 bill provides that if a landlord applies a rent increase to  
5 the dwelling unit or mobile home space of a current tenant,  
6 the percentage increase shall not be greater than either the  
7 percentage increase of the consumer price index for all urban  
8 consumers in the midwest region over the previous 12 months  
9 or the percentage increase of the property value of the  
10 premises or the manufactured home community or mobile home park,  
11 respectively, as determined by the county assessor for the same  
12 period since the last rent increase, whichever is higher.

13 Under current law, a tenant of a mobile home space must be  
14 notified in writing of any rent increase at least 90 days before  
15 the effective date of the rent increase. The bill requires  
16 tenants in dwelling units to be notified of a rent increase in  
17 the same manner.