

House File 481 - Introduced

HOUSE FILE 481
BY JUDGE and JAMES

A BILL FOR

- 1 An Act relating to rent increases in manufactured home
- 2 communities and mobile home parks.
- 3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

unofficial

1 Section 1. Section 562B.14, subsection 7, Code 2025, is
2 amended to read as follows:

3 7. a. Each tenant shall be notified, in writing, of any
4 rent increase at least ninety days before the effective date.
5 Such effective date shall not be sooner than the expiration date
6 of the original rental agreement or any renewal or extension
7 thereof.

8 b. The landlord shall not increase the amount of rent more
9 than once per calendar year unless reasonably necessary for one
10 or more of the following reasons:

11 (1) An increase in insurance premiums paid by the tenant to
12 the landlord under the rental agreement.

13 (2) An increase in infrastructure-related expenses of the
14 manufactured home community or mobile home park paid by the
15 tenant to the landlord under the rental agreement.

16 EXPLANATION

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

19 Under current law, a tenant must be notified in writing of
20 any rent increase at least ninety days before the effective date
21 of the rent increase. Additionally, the effective date of the
22 increase shall not be sooner than the expiration date of the
23 original rental agreement or any renewal or extension thereof.
24 This bill provides that a landlord is not allowed to increase a
25 tenant's rent more than once per calendar year unless reasonably
26 necessary for one or more of the following reasons: an increase
27 in insurance premiums paid by the tenant to the landlord under
28 the rental agreement, or an increase in infrastructure-related
29 expenses of the manufactured home community or mobile home park
30 paid by the tenant to the landlord under the rental agreement.