

House File 740 - Introduced

HOUSE FILE 740

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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:

1 Section 1. Section 562A.9, subsection 3, Code 2025, 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 three times the
7 percentage increase of the consumer price index for all urban
8 consumers in the midwest region over the previous twelve months
9 or the percentage increase of the property value of the premises
10 as determined by the county assessor for the same time period
11 since the last rent increase, whichever is higher. Unless
12 otherwise agreed, rent is payable at the dwelling unit and
13 periodic rent is payable at the beginning of any term of one
14 month or less and otherwise in equal monthly installments at the
15 beginning of each month. Unless otherwise agreed, rent shall be
16 uniformly apportionable from day-to-day.

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

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

31 EXPLANATION

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

34 This bill limits the amount a landlord can increase rent on
35 current tenants under residential landlord and tenant agreements

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

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