

House File 743 - Introduced

HOUSE FILE 743
BY WICHTENDAHL

A BILL FOR

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

unofficial

1 Section 1. Section 414.1, Code 2025, is amended by adding the
2 following new subsection:

3 NEW SUBSECTION. 3. a. For the purpose of promoting the
4 general welfare of the community, a city may regulate the
5 density of the population and the use of a building for
6 single-family residential purposes by requiring the purchaser
7 of a single-family residential home to physically occupy the
8 home for a minimum of two years before attempting to resell the
9 single-family residential home. A city may make exceptions to
10 the two-year requirement to allow a sale for good faith reasons
11 on the part of the purchaser who wants to sell the home.
12 b. For purposes of this subsection, "occupy" means to
13 physically reside in and use a property as a home, residence, or
14 sleeping place.

15 EXPLANATION

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

18 This bill allows a city to require a purchaser of
19 a single-family residential home to physically occupy the
20 single-family residential home for a minimum of two years before
21 attempting to resell the home. The bill defines "occupy" to mean
22 physically reside in and use a property as a home, residence,
23 or sleeping place. A city may make exceptions to the two-year
24 requirement to allow a sale for good faith reasons on the part of
25 the purchaser who wants to sell the home.