

Senate File 2394 - Introduced

SENATE FILE 2394
BY COMMITTEE ON TRANSPORTATION

(SUCCESSOR TO SSB 3173)

A BILL FOR

1 An Act relating to a statewide urban design and specifications
2 board, including assessment of costs for local government
3 projects that do not comply with the board's design or
4 specifications manuals.

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

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1 Section 1. Section 307.22, Code 2026, is amended by adding
2 the following new subsection:

3 NEW SUBSECTION. 7. Ensure planning and programming
4 activities comply with the statewide urban design standards
5 and specifications developed by the statewide urban design and
6 specifications board pursuant to section 307.22A.

7 Sec. 2. NEW SECTION. **307.22A Statewide urban design and**
8 **specifications board.**

9 1. A statewide urban design and specifications board is
10 established within the department. The board shall develop
11 statewide urban design standards and specifications. The board
12 shall publish on the department's internet site a design
13 manual and a specifications manual. The board may solicit
14 recommendations from the institute for transportation at the Iowa
15 state university of science and technology.

16 2. The statewide urban design and specifications board shall
17 consist of the following members:

18 a. Three employees of the department appointed by the
19 director.

20 b. Two members appointed by the Iowa state association of
21 counties.

22 c. Two members appointed by the Iowa league of cities.

23 d. Two members appointed by the home builders association of
24 Iowa.

25 e. One member appointed by the associated general contractors
26 of Iowa.

27 f. One member appointed by the master builders of Iowa.

28 g. One member appointed by the asphalt association of Iowa.

29 h. One member appointed by the Iowa real estate developers
30 association.

31 i. One member appointed by the Iowa concrete paving
32 association.

33 j. One member appointed by the associated builders and
34 contractors of Iowa.

35 3. The regular term of appointment is four years. A vacancy

1 shall be filled for the unexpired portion of the term in the same
2 manner as the original appointment.

3 4. Members of the board shall serve without compensation from
4 the state and are not eligible to receive reimbursement for
5 expenses using state moneys. However, state employees serving
6 on the board shall receive their regular compensation for board
7 duties performed during the hours the person regularly performs
8 work for the state.

9 5. The statewide urban design and specifications board shall
10 publish on the department's internet site an analysis of any
11 changes made to the statewide urban design and specifications
12 manuals and provide an estimate of expected cost variations that
13 are likely be incurred, if any, by implementing the changes.

14 6. The board is not subject to section 4A.5.

15 Sec. 3. Section 331.301, Code 2026, is amended by adding the
16 following new subsection:

17 NEW SUBSECTION. 30. A county that approves a project plan
18 that does not comply with statewide urban design standards and
19 specifications, as published by the statewide urban design and
20 specifications board pursuant to section 307.22A, is responsible
21 for paying any additional costs for the project resulting from
22 the noncompliance. A property owner shall not be assessed any
23 costs relating to projects on or adjacent to the owner's property
24 that result from the county's noncompliant plan.

25 Sec. 4. Section 364.3, Code 2026, is amended by adding the
26 following new subsection:

27 NEW SUBSECTION. 24. A city that approves a project plan that
28 does not comply with the statewide urban design standards and
29 specifications, as published by the statewide urban design and
30 specifications board pursuant to section 307.22A, is responsible
31 for paying any additional costs for the project resulting from
32 the noncompliance. A property owner shall not be assessed any
33 costs relating to projects on or adjacent to the owner's property
34 that result from the city's noncompliant plan.

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EXPLANATION

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

3 This bill establishes the statewide urban design and
4 specifications board (SUDAS board) within the department of
5 transportation (DOT). The SUDAS board is required to develop
6 statewide urban design standards and specifications (SUDAS),
7 which may include soliciting recommendations from the institute
8 for transportation at Iowa state university. Currently, the
9 institute maintains Iowa's SUDAS manuals for public improvements.

10 The bill provides for 15 members from the DOT and various
11 nongovernment entities to serve as members on the SUDAS board.
12 The SUDAS board is required to publish on the DOT's internet
13 site a design manual and a specifications manual, along with
14 an analysis of any changes to the SUDAS manuals, and provide
15 an estimate of expected cost variations that are likely to be
16 incurred, if any, by implementing the changes. A SUDAS board
17 member's regular term of appointment is four years, and a vacancy
18 must be filled for the unexpired portion of the term in the same
19 manner as the original appointment.

20 The bill provides that the SUDAS board does not dissolve under
21 Code section 4A.5.

22 The bill requires a county or city that approves a project
23 plan that does not comply with the SUDAS manuals to pay any
24 additional costs for projects resulting from the noncompliance.
25 A property owner cannot be assessed any costs relating to
26 projects on or adjacent to the owner's property that result from
27 the county's or city's noncompliant plan.