

**Senate File 2435 - Introduced**

SENATE FILE 2435  
BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO SF 2024)

**A BILL FOR**

1 An Act relating to local government by modifying property  
2 tax credits and rent reimbursements, provisions governing  
3 abandoned mobile homes and personal property in rural areas,  
4 and tax sales.

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

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DIVISION I

PROPERTY TAX CREDITS AND RENT REIMBURSEMENTS

Section 1. Section 425.19, Code 2026, is amended to read as follows:

**425.19 Claim and credit or reimbursement.**

Subject to the limitations provided in this subchapter, and after submission of sufficient proof of income eligibility to the county treasurer, a claimant may annually claim a credit for property taxes due during the fiscal year next following the base year or claim a reimbursement for rent constituting property taxes paid in the base year. The amount of the credit for property taxes due for a homestead shall be paid on June 15 of each year from the elderly and disabled property tax credit fund under section 425.39, subsection 1, by the director of revenue to the county treasurer who shall credit the money received against the amount of the property taxes due and payable on the homestead of the claimant and the amount of the reimbursement for rent constituting property taxes paid shall be paid by the director of health and human services to the claimant from the reimbursement fund under section 425.39, subsection 2, on or before December 31 of each year.

DIVISION II

ABANDONED MOBILE HOMES IN UNINCORPORATED AREAS

Sec. 2. Section 555B.1, subsection 5, Code 2026, is amended to read as follows:

5. "Mobile home" means the same as defined in section 435.1 and includes ~~"manufactured homes"~~ "manufactured homes" and ~~"modular homes"~~ "modular homes" as those terms are defined in section 435.1, if the ~~manufactured homes or modular homes~~ are located in a manufactured home community or mobile home park or are located in the unincorporated area of a county.

Sec. 3. Section 555C.1, Code 2026, is amended by adding the following new subsection:

NEW SUBSECTION. 4A. "Rural property" means real property located in the unincorporated area of a county.

1 Sec. 4. Section 555C.1, subsection 5, unnumbered paragraph 1,  
2 Code 2026, is amended to read as follows:

3 "Valueless home" means a home located in a manufactured  
4 home community or a mobile home park or on rural property  
5 including all other personal property, where all of the following  
6 conditions exist:

7 Sec. 5. Section 555C.2, Code 2026, is amended to read as  
8 follows:

9 **555C.2 Removal or transfer of title of valueless home —**  
10 **presumption of value.**

11 1. An owner of rural property or a manufactured home  
12 community or mobile home park may remove, or cause to be removed,  
13 from the rural property or manufactured home community or mobile  
14 home park a valueless home and personal property associated with  
15 the home at any time following a determination of abandonment by  
16 the rural property owner or by the manufactured home community  
17 or mobile home park owner in accordance with section 562B.27,  
18 subsection 1, and an order of removal pursuant to chapter 648  
19 without further notice to the owner or occupant of the valueless  
20 home. Within ten days of the removal or transfer of title, the  
21 rural property owner or manufactured home community or mobile  
22 home park owner shall give written notice to the county treasurer  
23 for the county in which the rural property or manufactured home  
24 community or mobile home park is located by affidavit which  
25 shall include a description of the valueless home, its owner or  
26 occupant, if known, the date of removal or transfer of title, and  
27 if applicable, the name and address of any third party to whom a  
28 new title shall be issued.

29 2. A valueless home and any personal property associated  
30 with the valueless home shall be conclusively deemed in value  
31 to be equal to or less than the reasonable cost of disposal  
32 plus all sums owing to the rural property owner or manufactured  
33 home community or mobile home park owner pertaining to the  
34 valueless home, if the rural property owner or manufactured  
35 home community or mobile home park owner or an agent of the

1 owner removes the home and personal property to a demolisher,  
2 sanitary landfill, or other lawful disposal site or if the rural  
3 property owner or manufactured home community or mobile home park  
4 owner allows a disinterested third party to remove the valueless  
5 home and personal property or to leave the home on the rural  
6 property or in the manufactured home community or mobile home  
7 park in a transaction in which the rural property owner or  
8 manufactured home community or mobile home park owner receives no  
9 consideration.

10 Sec. 6. Section 555C.3, Code 2026, is amended to read as  
11 follows:

12 **555C.3 New title — third party.**

13 If a new title to a valueless home is to be issued to a third  
14 party, the county treasurer shall issue a new title, upon receipt  
15 of the affidavit required in section 555C.2 and payment of a  
16 fee pursuant to section 321.47. Any tax lien levied pursuant  
17 to chapter 435 is canceled and the ownership interest of the  
18 previous owner or occupant of the valueless home is terminated  
19 as of the date of issuance of the new title. The new title owner  
20 shall take the title free of all rights and interests even though  
21 the rural property owner or manufactured home community or mobile  
22 home park owner fails to comply with the requirements of this  
23 chapter or any judicial proceedings, if the new title owner acts  
24 in good faith.

25 Sec. 7. Section 555C.4, Code 2026, is amended to read as  
26 follows:

27 **555C.4 Removal by rural property owner or manufactured home**  
28 **community or mobile home park owner.**

29 Unless the valueless home is to be titled in the name  
30 of a third party, the rural property owner or manufactured  
31 home community or mobile home park owner may dispose of a  
32 valueless home and any personal property to a demolisher,  
33 sanitary landfill, or other lawful disposal site under the terms  
34 and conditions as the rural property owner or manufactured home  
35 community or mobile home park owner shall determine.

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DIVISION III

SPLIT AND CONSOLIDATION OF PARCELS — TAX SALES

Sec. 8. Section 354.2, Code 2026, is amended by adding the following new subsections:

NEW SUBSECTION. 4A. "Consolidation" means merging two or more tracts or parcels of land into one parcel of land.

NEW SUBSECTION. 16A. "Split" means dividing a parcel of land into two or more parcels of land when a plat of survey or acquisition plat is not required.

Sec. 9. NEW SECTION. **354.28 Split or consolidation not requiring plat of survey or acquisition plat.**

The county assessor or county auditor, as applicable, shall not approve a split or consolidation for which a plat of survey or acquisition plat is not required, unless each parcel involved in the split or consolidation is not within the redemption period under chapter 447 or the period specified in section 448.12 following a tax sale under chapter 446 and is free from unpaid property taxes, special assessments, and drainage assessments for which a waiver or abatement has not been approved.

DIVISION IV

AUTHORITY TO POSTPONE OR CANCEL TAX SALES

Sec. 10. Section 446.7, subsection 1, Code 2026, is amended to read as follows:

1. Annually, on the third Monday in June the county treasurer shall offer at public sale all parcels on which taxes are delinquent. The treasurer shall not, however, offer for sale any parcel that is subject to a pending action as the result of a municipal infraction citation under section 364.22, a petition filed under chapter 657, or a petition filed under chapter 657A, if such municipal infraction citation or petition is indexed under section 617.10 and noted in the county system as defined in section 445.1. The sale shall be made for the total amount of taxes, interest, fees, and costs due. If for good cause as the result of a natural disaster, the treasurer cannot hold the annual tax sale on the third Monday of June, the treasurer may

1 designate a different date ~~in June~~ for the sale not later than  
2 one hundred twenty days after the third Monday in June. After  
3 designation of a different date, the treasurer may, for good  
4 cause as the result of a natural disaster and following approval  
5 of the board of supervisors, redesignate the date of the tax  
6 sale to a date not more than one hundred twenty days after the  
7 immediately preceding designation, but not later than the date  
8 for the subsequent year's annual tax sale.

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EXPLANATION

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The inclusion of this explanation does not constitute agreement with

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the explanation's substance by the members of the general assembly.

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This bill relates to local government administration of  
13 certain property tax credits and rent reimbursements, abandoned  
14 mobile homes and personal property in rural areas, and tax sales.

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DIVISION I — PROPERTY TAX CREDITS AND RENT

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REIMBURSEMENTS. The bill specifies a claim for credit of property  
17 taxes due or reimbursement for rent constituting property taxes  
18 during the fiscal year shall not be allowed unless the claim is  
19 filed with sufficient proof of income eligibility.

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DIVISION II — ABANDONED MOBILE HOMES AND PERSONAL PROPERTY IN

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UNINCORPORATED AREAS. The bill changes the definition of "mobile  
22 home" in Code chapter 555B (disposal of abandoned mobile homes  
23 and personal property) to include an abandoned mobile home in an  
24 unincorporated area. By changing the definition of "mobile home"  
25 in Code chapter 555B to include an abandoned mobile home in an  
26 unincorporated area, the bill establishes similar procedures for  
27 the removal of an abandoned mobile home and personal property  
28 as manufactured homes or modular homes in a manufactured home  
29 community or mobile home park.

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The bill also changes the definition of "valueless home" in  
31 Code chapter 555C (valueless mobile, modular, and manufactured  
32 homes) to include a home on rural property. By changing the  
33 definition of "valueless home" in Code chapter 555C to include  
34 a home on rural property, the bill establishes similar procedures  
35 for the removal of a valueless home and personal property from a

1 manufactured home community or mobile home park. Code chapter  
2 555C also establishes procedures to issue a new title to a  
3 valueless home to a third party.

4 DIVISION III — SPLIT AND CONSOLIDATION OF PARCELS —  
5 TAX SALES. The bill provides that a county assessor or  
6 county auditor, as applicable, shall not approve a split or  
7 consolidation, as each is defined in the bill, for which a  
8 plat of survey or acquisition plat is not required, unless each  
9 parcel involved in the split or consolidation is not within  
10 the redemption period under Code chapter 447 or the period  
11 specified in Code section 448.12 following a tax sale and  
12 is free from unpaid property taxes, special assessments, and  
13 drainage assessments for which a waiver or abatement has not been  
14 approved.

15 DIVISION IV — AUTHORITY TO POSTPONE OR CANCEL TAX SALES. Code  
16 section 446.7 provides that annually, on the third Monday in  
17 June, the county treasurer shall offer at public sale all parcels  
18 on which taxes are delinquent. However, if for good cause the  
19 treasurer cannot hold the annual tax sale on that date, the  
20 treasurer may designate a different date in June for the sale.

21 The bill modifies the ability of the county treasurer to  
22 reschedule the tax sale. Under the bill, the tax sale may only  
23 be rescheduled for good cause as the result of a natural disaster  
24 and the rescheduled date may not be a date later than 120 days  
25 after the third Monday in June. After designation of a different  
26 date, the county treasurer may, for good cause as the result  
27 of a natural disaster and following approval of the board of  
28 supervisors, redesignate the date of the tax sale to a date not  
29 more than 120 days after the immediately preceding designation,  
30 but not later than the date for the subsequent year's annual tax  
31 sale.