

**Senate File 595 - Introduced**

SENATE FILE 595  
BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO SSB 1114)

**A BILL FOR**

1 An Act related to the regulation of construction, including  
2 state building codes, contractor licensing, and stormwater  
3 management requirements.

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

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1 Section 1. Section 103A.11, subsection 2, Code 2025, is  
2 amended to read as follows:

3 2. The text of any proposed rule shall be made available  
4 for inspection at the office of the commissioner and shall be  
5 distributed to the governmental subdivisions which have adopted  
6 the state building code, and to any other person who requests  
7 a copy. A proposed rule affecting the state building code  
8 shall consider housing affordability and shall include a public  
9 report submitted by the commissioner to the administrative rules  
10 review committee outlining the estimated increase or decrease  
11 in construction costs to single-family or multi-family homes  
12 resulting from the promulgation of the proposed rule.

13 Sec. 2. Section 105.17, subsection 1, paragraph b, Code 2025,  
14 is amended to read as follows:

15 b. On and after July 1, 2008, a governmental subdivision  
16 shall not prohibit a contractor or a plumbing, mechanical,  
17 HVAC-refrigeration, sheet metal, or hydronic professional  
18 licensed pursuant to this chapter from performing services for  
19 which that person is licensed pursuant to this chapter or enforce  
20 any contractor or plumbing, and mechanical, HVAC-refrigeration,  
21 sheet metal, or hydronic professional licensing provisions  
22 promulgated by the governmental subdivision against a person  
23 licensed pursuant to this chapter.

24 Sec. 3. Section 331.301, subsection 6, paragraph b, Code  
25 2025, is amended to read as follows:

26 b. A county shall not impose any fee or charge on any  
27 individual or business licensed by the plumbing and mechanical  
28 systems board for the right to perform plumbing, mechanical,  
29 HVAC, refrigeration, sheet metal, or hydronic systems work within  
30 the scope of the license. A county shall not impose a license  
31 fee or charge on any individual or business defined as a  
32 "general contractor" as defined in section 572.1, subsection 3,  
33 or "subcontractor" as defined in section 572.1, subsection 11.  
34 This paragraph does not prohibit a county from charging fees for  
35 the issuance of permits for, and inspections of, work performed

1 in its jurisdiction.

2 Sec. 4. Section 331.301, subsection 25, paragraph b, Code  
3 2025, is amended to read as follows:

4 b. (1) A county shall not adopt or enforce an ordinance,  
5 motion, resolution, or amendment relating to the preservation,  
6 compaction, placement, or depth of topsoil at a construction  
7 site that is more restrictive than those requirements provided  
8 in the national pollutant discharge elimination system general  
9 permit no. 2 as issued by the department of natural resources.  
10 A county may develop standards to evaluate topsoil quantities  
11 before and after construction and ensure compliance with general  
12 permit no. 2. A county may request that the department of  
13 natural resources review the soil of a construction site to  
14 verify that the national pollutant discharge elimination system  
15 general permit no. 2 as issued by the department of natural  
16 resources is proper for the construction site.

17 (2) Notwithstanding any other provision of law to the  
18 contrary, a county shall not adopt or enforce an ordinance,  
19 motion, resolution, or amendment, or use any other means relating  
20 to the stormwater management methods required at a construction  
21 site, that imposes additional improvements or methods more  
22 restrictive than those required as part of the county's initial  
23 review and approval of a proposed subdivision plat, lot, or  
24 parcel as required by section 354.8 unless otherwise required by  
25 another state or federal law. A county may develop standards  
26 to evaluate stormwater management methods before and after  
27 construction and ensure compliance with other state or federal  
28 laws.

29 Sec. 5. Section 364.3, subsection 3, paragraph b, Code 2025,  
30 is amended to read as follows:

31 b. A city shall not impose any fee or charge on any  
32 individual or business licensed by the plumbing and mechanical  
33 systems board for the right to perform plumbing, mechanical,  
34 HVAC, refrigeration, sheet metal, or hydronic systems work within  
35 the scope of the license. A city shall not impose a license

1 fee or charge on any individual or business defined as a  
2 "general contractor" as defined in section 572.1, subsection 3,  
3 or "subcontractor" as defined in section 572.1, subsection 11.  
4 This paragraph does not prohibit a city from charging fees for  
5 the issuance of permits for, and inspections of, work performed  
6 in its jurisdiction.

7 Sec. 6. Section 364.3, subsection 19, paragraph b, Code 2025,  
8 is amended to read as follows:

9 b. (1) A city shall not adopt or enforce an ordinance,  
10 motion, resolution, or amendment relating to the preservation,  
11 compaction, placement, or depth of topsoil at a construction  
12 site that is more restrictive than those requirements provided  
13 in the national pollutant discharge elimination system general  
14 permit no. 2 as issued by the department of natural resources.  
15 A city may develop standards to evaluate topsoil quantities  
16 before and after construction and ensure compliance with general  
17 permit no. 2. A city may request that the department of natural  
18 resources review the soil of a construction site to verify  
19 that the national pollutant discharge elimination system general  
20 permit no. 2 as issued by the department of natural resources is  
21 proper for the construction site.

22 (2) Notwithstanding any other provision of law to the  
23 contrary, a city shall not adopt or enforce an ordinance, motion,  
24 resolution, or amendment, or use any other means relating to the  
25 stormwater management methods required at a construction site,  
26 that imposes additional improvements or methods more restrictive  
27 than those required as part of the city's initial review and  
28 approval of a proposed subdivision plat, lot, or parcel as  
29 required by section 354.8 unless otherwise required by another  
30 state or federal law. A city may develop standards to evaluate  
31 stormwater management methods before and after construction and  
32 ensure compliance with other state or federal laws.

33 EXPLANATION

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

1 This bill relates to the regulation of construction, including  
2 state building codes, contractor licensing, and stormwater  
3 management requirements.

4 Under current law, the state building code commissioner  
5 (commissioner) must make available for inspection at the office  
6 of the commissioner any proposed rule and distribute the proposed  
7 rule to the governmental subdivisions that have adopted the state  
8 building code and to any other person who requests a copy.

9 The bill adds the requirement that a proposed rule affecting  
10 the state building code must consider housing affordability and  
11 a public report must be submitted by the commissioner to the  
12 administrative rules review committee outlining the estimated  
13 increase or decrease in construction costs to single-family  
14 or multi-family homes resulting from the promulgation of the  
15 proposed rule.

16 Under current law, a county or city is prohibited from  
17 imposing a fee or charge on any individual or business licensed  
18 by the plumbing and mechanical systems board for the right to  
19 perform plumbing, mechanical, HVAC, refrigeration, sheet metal,  
20 or hydronic systems work within the scope of the license. A  
21 county or city may charge fees for the issuance of permits for,  
22 and inspections of, work performed in its jurisdiction.

23 The bill prohibits a county or a city from imposing  
24 a licensing fee or charge on a general contractor or a  
25 subcontractor. "General contractor" includes every person who  
26 does work or furnishes materials by contract, express or implied,  
27 with an owner. "General contractor" does not include a person  
28 who does work or furnishes materials on contract with an  
29 owner-builder. "Subcontractor" includes every person furnishing  
30 material or performing labor upon any building, erection, or  
31 other improvement, except those having contracts directly with  
32 the owner. "Subcontractor" shall include those persons having  
33 contracts directly with an owner-builder.

34 The bill prohibits a county or city from imposing additional  
35 improvements or methods for stormwater management required at a

1 construction site that are more restrictive than those required  
2 as part of the county or city's initial review and approval  
3 of a proposed subdivision plat, lot, or parcel unless otherwise  
4 required by another state or federal law. A county or city  
5 may develop standards to evaluate stormwater management methods  
6 before and after construction and ensure compliance with other  
7 state or federal laws.

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