

Senate Study Bill 3128 - Introduced

SENATE FILE _____
BY (PROPOSED COMMITTEE ON
LOCAL GOVERNMENT BILL BY
CHAIRPERSON WEBSTER)

A BILL FOR

- 1 An Act relating to city utilities including tenant notification.
- 2 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

unofficial

1 Section 1. Section 384.84, subsection 4, paragraph e, Code
2 2026, is amended to read as follows:

3 e. Residential rental property where a charge for any of the
4 services of sewer systems, storm water drainage systems, sewage
5 treatment, solid waste collection, and solid waste disposal is
6 paid directly to the city utility or enterprise by the tenant
7 is exempt from a lien for delinquent rates or charges associated
8 with such services if the landlord gives written notice to the
9 city utility or enterprise that the property is residential
10 rental property and that the tenant is liable for the rates or
11 charges. A city utility or enterprise may require a deposit
12 not exceeding the usual cost of ninety days of the services of
13 sewer systems, storm water drainage systems, sewage treatment,
14 solid waste collection, and solid waste disposal to be paid to
15 the utility or enterprise. A city utility or enterprise may
16 require a deposit not exceeding the usual cost of sixty days
17 of the services of gas and electric to be paid to the utility
18 or enterprise. Upon receipt, the utility or enterprise shall
19 acknowledge the notice and deposit. A written notice shall
20 contain the name of the tenant responsible for the charges, the
21 address of the residential rental property that the tenant is
22 to occupy, and the date that the occupancy begins. A change
23 in tenant shall require a new written notice to be given to the
24 city utility or enterprise within thirty business days of the
25 change in tenant. When a landlord has an active rental license
26 for a property, a tenant's notification to the city utility
27 or enterprise of the tenant's responsibility or the cessation
28 of the tenant's responsibility for utility charges shall serve
29 as acceptable written notice. When the tenant moves from the
30 rental property, the city utility or enterprise shall return the
31 deposit if the charges for the services of gas, electric, sewer
32 systems, storm water drainage systems, sewage treatment, solid
33 waste collection, and solid waste disposal are paid in full.
34 A change in the ownership of the residential rental property
35 shall require written notice of such change to be given to the

1 city utility or enterprise within thirty business days of the
2 completion of the change of ownership. The lien exemption for
3 rental property does not apply to charges for repairs related to
4 a service of sewer systems, storm water drainage systems, sewage
5 treatment, solid waste collection, and solid waste disposal if
6 the repair charges become delinquent.

7 **EXPLANATION**

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

10 Under current law, when a landlord has given written notice
11 to the city utility or enterprise that a property is residential
12 rental property and that the tenant is liable for the rates or
13 charges for certain utilities, the property is exempt from a lien
14 for delinquent rates or charges associated with the utility.
15 This bill includes as acceptable written notice a tenant's
16 notification to the city utility or enterprise of the tenant's
17 responsibility or the cessation of the tenant's responsibility
18 for utility charges when a landlord has an active rental license
19 for a property.