

**Senate Study Bill 3173 - Introduced**

SENATE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
TRANSPORTATION BILL BY  
CHAIRPERSON ZUMBACH)

**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 associated general  
24 contractors of Iowa.

25 e. Two members appointed by the home builders association of  
26 Iowa.

27 f. Two members 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 3. The regular term of appointment is four years. A vacancy  
32 shall be filled for the unexpired portion of the term in the same  
33 manner as the original appointment.

34 4. Members of the board shall serve without compensation from  
35 the state and are not eligible to receive reimbursement for

1 expenses using state moneys. However, state employees serving  
2 on the board shall receive their regular compensation for board  
3 duties performed during the hours the person regularly performs  
4 work for the state.

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

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

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

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

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

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

31 **EXPLANATION**

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

34 This bill establishes the statewide urban design and  
35 specifications board (SUDAS board) within the department of

1 transportation (DOT). The SUDAS board is required to develop  
2 statewide urban design standards and specifications (SUDAS),  
3 which may include soliciting recommendations from the institute  
4 for transportation at Iowa state university. Currently, the  
5 institute maintains Iowa's SUDAS manuals for public improvements.

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

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

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