

**House File 2683 - Introduced**

HOUSE FILE 2683  
BY COMMITTEE ON COMMERCE

(SUCCESSOR TO HSB 691)

**A BILL FOR**

- 1 An Act relating to pipeline projects, including damage
- 2 claims and landowner rights, and including effective date
- 3 provisions.
- 4 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

1 Section 1. Section 479.25, Code 2026, is amended to read as  
2 follows:

3 **479.25 Damages.**

4 1. A pipeline company operating a pipeline or a gas  
5 storage area shall have reasonable access to the pipeline or  
6 gas storage area for the purpose of constructing, operating,  
7 maintaining, or locating pipes, pumps, pressure apparatus or  
8 other stations, wells, devices, or equipment used in or upon  
9 the pipeline or gas storage area; shall pay the owner of the  
10 land for the right of entry and the owner of crops for all  
11 damages caused by entering, using, or occupying the land; and  
12 shall pay to the owner all damages caused by the completion  
13 of construction of the pipeline due to wash or erosion of the  
14 soil at or along the location of the pipeline and due to the  
15 settling of the soil along and above the pipeline. However,  
16 this section shall not prevent the execution of an agreement  
17 between the pipeline company and the owner of land or crops  
18 with reference to the use of the land.

19 2. A claim for damages pursuant to this section shall not be  
20 precluded from renegotiation under section 6B.52 on the grounds  
21 that the damages were apparent at the time of settlement or on  
22 the grounds that more than five years have elapsed since the  
23 date of the settlement.

24 3. An owner of the land or the owner of the crops that  
25 incurred damage under this section is eligible for compensation  
26 for damages. An owner of the land or the owner of the crops may  
27 file an action for relief against a pipeline company in small  
28 claims or district court for a violation of this section or  
29 pursue remedies under section 479.45 or 479.46.

30 Sec. 2. Section 479.29, subsection 5, Code 2026, is amended  
31 to read as follows:

32 5. If the pipeline company or its contractor does not  
33 comply with the requirements of **this section**, with the land  
34 restoration plan, or with an independent agreement on land  
35 restoration or line location executed in accordance with

1 subsection 10, the county board of supervisors or an affected  
2 landowner may petition the commission for an order requiring  
3 corrective action to be taken. In addition, the county  
4 board of supervisors or the landowner may file a complaint  
5 with the commission seeking imposition of civil penalties  
6 pursuant to [section 479.31](#). The landowner may supply a copy  
7 of the complaint to the county board of supervisors where the  
8 complaint originated.

9 Sec. 3. Section 479.45, Code 2026, is amended to read as  
10 follows:

11 **479.45 Particular damage claims.**

12 1. Compensable losses shall include, but are not limited to,  
13 all of the following:

14 a. Loss or reduced yield of crops or forage on the pipeline  
15 right-of-way, whether caused directly by construction or from  
16 disturbance of usual farm operations.

17 b. Loss or reduced yield of crops or yield from land near  
18 the pipeline right-of-way resulting from lack of timely access  
19 to the land or other disturbance of usual farm operations,  
20 including interference with irrigation or drainage.

21 c. Fertilizer, lime, or organic material applied by the  
22 landowner to restore land disturbed by construction to full  
23 productivity.

24 d. Loss of or damage to trees of commercial or other value  
25 that occurs at the time of construction, restoration, or ~~at the~~  
26 ~~time of~~ any subsequent work by the pipeline company.

27 e. The cost of or losses in moving or relocating livestock,  
28 and the loss of gain by or the death or injury of livestock  
29 caused by the interruption or relocation of normal feeding.

30 f. Erosion and soil compaction on lands attributable to  
31 pipeline construction.

32 g. Damage to farm equipment caused by striking a pipeline,  
33 debris, or other material reasonably associated with pipeline  
34 construction while engaged in normal farming operations as  
35 defined in [section 480.1](#).

1 h. Damage to soil or water conservation structures caused  
2 by construction, restoration, or subsequent work by the  
3 pipeline company including but not limited to terraces, grassed  
4 waterways, water and sediment control basins, ponds, saturated  
5 buffers, and biofilters.

6 i. Damage to irrigation or drainage systems caused by  
7 construction, restoration, or subsequent work by the pipeline  
8 company.

9 2. A claim for ~~damage for future crop deficiency within~~  
10 ~~the easement strip~~ damages incurred under this section shall  
11 not be precluded from renegotiation under [section 6B.52](#) on the  
12 grounds that it was apparent at the time of settlement unless  
13 ~~the settlement expressly releases the pipeline company from~~  
14 ~~claims for damage to the productivity of the soil or on the~~  
15 grounds that more than five years have elapsed since the date  
16 of the settlement. The landowner shall notify the company in  
17 writing fourteen days prior to harvest in each year to assess  
18 crop deficiency or by providing global positioning system yield  
19 monitoring data or similar assessment data demonstrating crop  
20 deficiency to the company.

21 3. A landowner that incurred damage under this section is  
22 eligible for compensation for damages. The landowner may file  
23 an action for relief against a pipeline company in small claims  
24 or district court for a violation of this section or pursue  
25 remedies under section 479B.30.

26 4. For the purposes of this section, "landowner" also  
27 includes a farm tenant.

28 Sec. 4. Section 479A.11, Code 2026, is amended to read as  
29 follows:

30 **479A.11 Damages.**

31 1. A pipeline company operating pipelines or underground  
32 storage shall be given reasonable access to the pipelines and  
33 storage areas for the purpose of constructing, operating,  
34 maintaining, or locating ~~their~~ its pipes, pumps, pressure  
35 apparatus, or other stations, wells, devices, or equipment used

1 in or upon a pipeline or storage area, but shall pay the owner  
2 of the lands for the right of entry and the owner of crops on  
3 the land all damages caused by entering, using, or occupying  
4 the lands for these purposes; and shall pay to the owner of the  
5 lands, after the completion of construction of the pipeline or  
6 storage, all damages caused by settling of the soil along and  
7 above the pipeline, and wash or erosion of the soil along the  
8 pipeline due to the construction of the pipeline. However,  
9 this section does not prevent the execution of an agreement  
10 with other terms between the pipeline company and the owner of  
11 the land or crops with reference to their use.

12 2. A claim for damages pursuant to this section shall not be  
13 precluded from renegotiation under section 6B.52 on the grounds  
14 that the damages were apparent at the time of settlement or on  
15 the grounds that more than five years have elapsed since the  
16 date of the settlement.

17 3. An owner of the land or an owner of the crops that  
18 incurred damage under this section is eligible for compensation  
19 for damages. An owner of the land or an owner of the crops may  
20 file an action for relief against a pipeline company in small  
21 claims or district court for a violation of this section.

22 Sec. 5. Section 479B.20, subsection 5, Code 2026, is amended  
23 to read as follows:

24 5. If the pipeline company or its contractor does not  
25 comply with the requirements of [this section](#), with the land  
26 restoration plan or line location, or with an independent  
27 agreement on land restoration executed in accordance with  
28 subsection 10, the county board of supervisors or an affected  
29 landowner may petition the commission for an order requiring  
30 corrective action to be taken. In addition, the county board  
31 of supervisors or the landowner may file a complaint with the  
32 commission seeking imposition of civil penalties under section  
33 479B.21. The landowner may supply a copy of the complaint to  
34 the county board of supervisors where the complaint originated.

35 Sec. 6. Section 479B.20, Code 2026, is amended by adding the

1 following new subsection:

2 NEW SUBSECTION. 13. For purposes of this section,  
3 "*landowner*" also includes a farm tenant.

4 Sec. 7. Section 479B.29, Code 2026, is amended to read as  
5 follows:

6 **479B.29 Particular damage claims.**

7 1. Compensable losses shall include, but are not limited to,  
8 all of the following:

9 a. Loss or reduced yield of crops or forage on the pipeline  
10 right-of-way, whether caused directly by construction or from  
11 disturbance of usual farm operations.

12 b. Loss or reduced yield of crops or yield from land near  
13 the pipeline right-of-way resulting from lack of timely access  
14 to the land or other disturbance of usual farm operations,  
15 including interference with irrigation or drainage.

16 c. Fertilizer, lime, or organic material applied by the  
17 landowner to restore land disturbed by construction to full  
18 productivity.

19 d. Loss of or damage to trees of commercial or other value  
20 that occurs at the time of construction, restoration, or ~~at the~~  
21 ~~time of~~ any subsequent work by the pipeline company.

22 e. The cost of or losses in moving or relocating livestock,  
23 and the loss of gain by or the death or injury of livestock  
24 caused by the interruption or relocation of normal feeding.

25 f. Erosion and soil compaction on lands attributable to  
26 pipeline construction.

27 g. Damage to farm equipment caused by striking a pipeline,  
28 debris, or other material reasonably associated with pipeline  
29 construction while engaged in normal farming operations as  
30 defined in [section 480.1](#).

31 h. Damage to soil or water conservation structures caused  
32 by construction, restoration, or subsequent work by the  
33 pipeline company including but not limited to terraces, grassed  
34 waterways, water and sediment control basins, ponds, saturated  
35 buffers, and biofilters.

1 i. Damage to irrigation or drainage systems caused by  
2 construction, restoration, or subsequent work by the pipeline  
3 company.

4 2. A claim for ~~damage for future crop deficiency within the~~  
5 ~~easement strip~~ damages incurred under this section shall not be  
6 precluded from renegotiation under section 6B.52 on the grounds  
7 that it was apparent at the time of settlement ~~unless the~~  
8 ~~settlement expressly releases the pipeline company from claims~~  
9 ~~for damage to the productivity of the soil or on the grounds~~  
10 that more than five years have elapsed since the date of the  
11 settlement. The landowner shall notify the pipeline company in  
12 writing fourteen days prior to harvest in each year to assess  
13 crop deficiency or by providing global positioning system yield  
14 monitoring data or similar assessment data demonstrating crop  
15 deficiency to the company.

16 3. A landowner that incurred damage under this section is  
17 eligible for compensation for damages. The landowner may file  
18 an action for relief against a pipeline company in small claims  
19 or district court for a violation of this section or pursue  
20 remedies under section 479B.30.

21 4. For the purposes of this section, "landowner" also  
22 includes a farm tenant.

23 Sec. 8. EFFECTIVE DATE. This Act, being deemed of immediate  
24 importance, takes effect upon enactment.

25 EXPLANATION

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

28 This bill relates to pipeline projects, including damage  
29 claims and landowner rights.

30 Under current law, landowners and crop owners who incur  
31 damages from the construction, reconstruction, maintenance,  
32 or operation of pipelines are eligible for compensation. The  
33 bill provides that claims for damages are not precluded from  
34 renegotiation under Code section 6B.52 solely because the  
35 damages were apparent at the time of settlement or because

1 more than five years have elapsed since settlement. The bill  
2 further authorizes a landowner or crop owner to file an action  
3 for relief against a pipeline company in small claims or  
4 district court for violations of the damage payment provisions,  
5 in addition to existing remedies.

6 The bill authorizes landowners, in addition to county  
7 boards of supervisors, to petition the utilities commission  
8 for corrective action and to file complaints seeking civil  
9 penalties for violations of land restoration requirements.

10 The bill expands the list of compensable losses resulting  
11 from pipeline construction, operation, restoration, or  
12 subsequent work to include loss or reduced yield as a result  
13 of drainage, soil compaction, damage to soil and water  
14 conservation structures, and damage to irrigation systems and  
15 allows for global positioning system yield monitoring data or  
16 similar assessment data to be used for demonstrating any crop  
17 deficiency.

18 The bill amends a provision related to interstate natural  
19 gas pipelines to make conforming changes for damage claims and  
20 available relief actions.

21 The bill amends provisions related to hazardous liquid  
22 pipelines and underground storage facilities, including related  
23 to damage claims, available relief actions, petitions for  
24 corrective action, and compensable losses.

25 The bill takes effect upon enactment.