

**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  
2 1, Code 2026, is amended to read as follows:

3 "*Valueless home*" means a home located in a manufactured home  
4 community or a mobile home park or on rural property including  
5 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  
13 removed, from the rural property or manufactured home  
14 community or mobile home park a valueless home and personal  
15 property associated with the home at any time following a  
16 determination of abandonment by the rural property owner or by  
17 the manufactured home community or mobile home park owner in  
18 accordance with [section 562B.27, subsection 1](#), and an order  
19 of removal pursuant to [chapter 648](#) without further notice to  
20 the owner or occupant of the valueless home. Within ten days  
21 of the removal or transfer of title, the rural property owner  
22 or manufactured home community or mobile home park owner shall  
23 give written notice to the county treasurer for the county in  
24 which the rural property or manufactured home community or  
25 mobile home park is located by affidavit which shall include  
26 a description of the valueless home, its owner or occupant,  
27 if known, the date of removal or transfer of title, and if  
28 applicable, the name and address of any third party to whom a  
29 new title shall be issued.

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

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

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

13 **555C.3 New title — third party.**

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

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

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

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

1 community or mobile home park owner shall determine.

2 DIVISION III

3 SPLIT AND CONSOLIDATION OF PARCELS — TAX SALES

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

6 NEW SUBSECTION. 4A. *“Consolidation”* means merging two or  
7 more tracts or parcels of land into one parcel of land.

8 NEW SUBSECTION. 16A. *“Split”* means dividing a parcel of  
9 land into two or more parcels of land when a plat of survey or  
10 acquisition plat is not required.

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

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

22 DIVISION IV

23 AUTHORITY TO POSTPONE OR CANCEL TAX SALES

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

26 1. Annually, on the third Monday in June the county  
27 treasurer shall offer at public sale all parcels on which taxes  
28 are delinquent. The treasurer shall not, however, offer for  
29 sale any parcel that is subject to a pending action as the  
30 result of a municipal infraction citation under [section 364.22](#),  
31 a petition filed under [chapter 657](#), or a petition filed under  
32 chapter 657A, if such municipal infraction citation or petition  
33 is indexed under [section 617.10](#) and noted in the county system  
34 as defined in [section 445.1](#). The sale shall be made for the  
35 total amount of taxes, interest, fees, and costs due. If for

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

12 EXPLANATION

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

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

19 DIVISION I — PROPERTY TAX CREDITS AND RENT REIMBURSEMENTS.  
20 The bill specifies a claim for credit of property taxes due or  
21 reimbursement for rent constituting property taxes during the  
22 fiscal year shall not be allowed unless the claim is filed with  
23 sufficient proof of income eligibility.

24 DIVISION II — ABANDONED MOBILE HOMES AND PERSONAL PROPERTY  
25 IN UNINCORPORATED AREAS. The bill changes the definition of  
26 "mobile home" in Code chapter 555B (disposal of abandoned  
27 mobile homes and personal property) to include an abandoned  
28 mobile home in an unincorporated area. By changing the  
29 definition of "mobile home" in Code chapter 555B to include  
30 an abandoned mobile home in an unincorporated area, the bill  
31 establishes similar procedures for the removal of an abandoned  
32 mobile home and personal property as manufactured homes or  
33 modular homes in a manufactured home community or mobile home  
34 park.

35 The bill also changes the definition of "valueless home" in

1 Code chapter 555C (valueless mobile, modular, and manufactured  
2 homes) to include a home on rural property. By changing  
3 the definition of "valueless home" in Code chapter 555C to  
4 include a home on rural property, the bill establishes similar  
5 procedures for the removal of a valueless home and personal  
6 property from a manufactured home community or mobile home  
7 park. Code chapter 555C also establishes procedures to issue a  
8 new title to a valueless home to a third party.

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

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

27 The bill modifies the ability of the county treasurer to  
28 reschedule the tax sale. Under the bill, the tax sale may  
29 only be rescheduled for good cause as the result of a natural  
30 disaster and the rescheduled date may not be a date later than  
31 120 days after the third Monday in June. After designation of  
32 a different date, the county treasurer may, for good cause as  
33 the result of a natural disaster and following approval of the  
34 board of supervisors, redesignate the date of the tax sale to  
35 a date not more than 120 days after the immediately preceding

S.F. 2435

1 designation, but not later than the date for the subsequent  
2 year's annual tax sale.