

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
2 notification.

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

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

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

8

EXPLANATION

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

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