

Senate File 595 - Reprinted

SENATE FILE 595
BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO SSB 1114)

(As Amended and Passed by the Senate March 25, 2025)

A BILL FOR

1 An Act related to the regulation of construction, including
2 state building codes, contractor licensing, and stormwater
3 management requirements.

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

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1 Section 1. Section 103A.11, subsection 2, Code 2025, is
2 amended to read as follows:

3 2. The text of any proposed rule shall be made available
4 for inspection at the office of the commissioner and shall be
5 distributed to the governmental subdivisions which have adopted
6 the state building code, and to any other person who requests
7 a copy. A proposed rule affecting the state building code
8 shall consider housing affordability and shall include a public
9 report submitted by the commissioner to the administrative rules
10 review committee outlining the estimated increase or decrease
11 in construction costs to single-family or multi-family homes
12 resulting from the promulgation of the proposed rule.

13 Sec. 2. Section 105.17, subsection 1, paragraph b, Code 2025,
14 is amended to read as follows:

15 b. On and after July 1, 2008, a governmental subdivision
16 shall not prohibit a contractor or a plumbing, mechanical,
17 HVAC-refrigeration, sheet metal, or hydronic professional
18 licensed pursuant to this chapter from performing services for
19 which that person is licensed pursuant to this chapter or enforce
20 any contractor or plumbing, and mechanical, HVAC-refrigeration,
21 sheet metal, or hydronic professional licensing provisions
22 promulgated by the governmental subdivision against a person
23 licensed pursuant to this chapter.

24 Sec. 3. Section 331.301, subsection 6, paragraph b, Code
25 2025, is amended to read as follows:

26 b. A county shall not impose any fee or charge on any
27 individual or business licensed by the plumbing and mechanical
28 systems board for the right to perform plumbing, mechanical,
29 HVAC, refrigeration, sheet metal, or hydronic systems work within
30 the scope of the license. A county shall not require the
31 issuance of a license or impose a license fee or charge on
32 any individual or business defined as a "general contractor"
33 as defined in section 572.1, subsection 3, or "subcontractor"
34 as defined in section 572.1, subsection 11, unless otherwise
35 required by state or federal law. This paragraph does not

1 prohibit a county from charging fees for the issuance of permits
2 for, and inspections of, work performed in its jurisdiction.

3 Sec. 4. Section 331.301, subsection 25, paragraph c, Code
4 2025, is amended by adding the following new subparagraph:

5 NEW SUBPARAGRAPH. (4) Notwithstanding any other provision of
6 law to the contrary, a county shall not adopt or enforce an
7 ordinance, motion, resolution, or amendment, or use any other
8 means relating to the stormwater management methods required
9 at a construction site, that imposes additional improvements or
10 methods more restrictive than those required as part of the
11 county's initial review and approval of a proposed subdivision
12 plat, lot, or parcel as required by section 354.8 unless
13 otherwise required by another state or federal law. A county
14 may develop standards to evaluate stormwater management methods
15 before and after construction and ensure compliance with other
16 state or federal laws.

17 Sec. 5. Section 364.3, subsection 3, paragraph b, Code 2025,
18 is amended to read as follows:

19 b. A city shall not impose any fee or charge on any
20 individual or business licensed by the plumbing and mechanical
21 systems board for the right to perform plumbing, mechanical,
22 HVAC, refrigeration, sheet metal, or hydronic systems work within
23 the scope of the license. A city shall not require the issuance
24 of a license or impose a license fee or charge on any individual
25 or business defined as a "general contractor" as defined in
26 section 572.1, subsection 3, or "subcontractor" as defined in
27 section 572.1, subsection 11, unless otherwise required by state
28 or federal law. This paragraph does not prohibit a city from
29 charging fees for the issuance of permits for, and inspections
30 of, work performed in its jurisdiction.

31 Sec. 6. Section 364.3, subsection 19, paragraph c, Code 2025,
32 is amended by adding the following new subparagraph:

33 NEW SUBPARAGRAPH. (4) Notwithstanding any other provision
34 of law to the contrary, a city shall not adopt or enforce an
35 ordinance, motion, resolution, or amendment, or use any other

1 means relating to the stormwater management methods required
2 at a construction site, that imposes additional improvements or
3 methods more restrictive than those required as part of the
4 city's initial review and approval of a proposed subdivision
5 plat, lot, or parcel as required by section 354.8 unless
6 otherwise required by another state or federal law. A city
7 may develop standards to evaluate stormwater management methods
8 before and after construction and ensure compliance with other
9 state or federal laws.

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