SENATE FILE 595
BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO SSB 1114)

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

_____ and [= New Language by the Senate

A BILL FOR

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

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

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

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

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

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

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

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

not prohibit a county from charging fees for the issuance of permits for, and inspections of, work performed in its jurisdiction.

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

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

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

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

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

NEW SUBPARAGRAPH. (4) Notwithstanding any other provision of law to the contrary, a city shall not adopt or enforce an

ordinance, motion, resolution, or amendment, or use any other means relating to the stormwater management methods required at a construction site, that imposes additional improvements or methods more restrictive than those required as part of the city's initial review and approval of a proposed subdivision plat, lot, or parcel as required by section 354.8 unless otherwise required by another state or federal law. A city may develop standards to evaluate stormwater management methods before and after construction and ensure compliance with other state or federal laws.