

CHAPTER 183
FORCIBLE ENTRY OR DETENTION
H. F. 154

AN ACT relating to the notice given before commencing an action for forcible entry or detention of real property and mobile homes.

Be It Enacted by the General Assembly of the State of Iowa:

Section 1. Section 562B.27, subsection 1, Code 1981, is amended to read as follows:

1. If a tenant abandons a mobile home on a mobile home space, the landlord shall notify the legal owner or lienholder of the mobile home within ~~a--reasonable--time~~ ninety days and communicate to that person his or her liability for any costs incurred for the mobile home space for such mobile home, including rent and utilities due and owing. Any and all costs shall then become the responsibility of the legal owner or lienholder of the mobile home. The mobile home may not be removed from the mobile home space without a signed written agreement from the landlord showing clearance for removal, showing all moneys due and owing paid in full, or an agreement reached with the legal owner and the landlord.

Sec. 2. Section 648.3, Code 1981, is amended to read as follows:

648.3 NOTICE TO QUIT. Before action can be brought in any except the first of the above classes, three ~~days~~⁴ days notice to quit must be given to the defendant in writing. However, a landlord who has given a tenant three days notice to pay rent and has terminated the tenancy as provided in section 562A.27, subsection 2, or section 562B.25, subsection 2, if the tenant is renting the mobile home from the landlord may commence the action without giving a three day notice to quit.

Sec. 3. Section 562B.29, Code 1981, is repealed.

Approved June 13, 1981