

Changes to Manual 562A 2020 Iowa Code 562A

562A.6 (formatting changes)

562A.8 Notice

1. Notices required under this chapter, except those notices identified in section 562A.29A, shall be served as follows:
 - A. A landlord shall serve notice on a tenant by one or more of the following methods:
 - (1) Hand delivery to the tenant.
 - (2) Delivery evidenced by an acknowledgment of delivery that is signed and dated by a resident of the dwelling unit who is at least eighteen years of age. Delivery under this subparagraph shall be deemed to provide notice to all tenants of the dwelling unit.
 - (3) Personal service pursuant to rule of civil procedure 1.305, Iowa court rules, for the personal service of original notice.
 - (4) Mailing by both regular mail and certified mail, as defined in section 681.15, to the address of the dwelling unit or to an address provided by the tenant for mailing.
 - (5) Posting on the primary entrance door of the dwelling unit. A notice posted according to this subparagraph shall be posted within the applicable time period for serving notice and shall include the date the notice was posted.
 - (6) a method of providing notice that results in the notice actually being received by the tenant.
 - B. A tenant shall serve notice on a landlord by one or more of the following methods:
 - (1) Hand delivery to the landlord or the landlord's agent designated under section 562A.13
 - (2) Delivery evidenced by an acknowledgment of delivery that is signed and dated by the landlord or the landlord's agent designated under section 562A.13
 - (3) Personal service pursuant to rule of civil procedure 1.305, Iowa court rules, for the personal service of original notice.
 - (4) Delivery to an employee or agent of the landlord at the landlord's business office.
 - (5) Mailing by both regular mail and certified mail, as defined in section 618.15, to the address of the landlord's business office or to an address designated by the landlord for mailing.
 - (6) A method of providing notice that results in the notice actually being received by the landlord.
2. Notice served by mail under this section is deemed completed four days after the notice is deposited in the mail and postmarked for delivery, whether or not the recipient signs a receipt for the notice.

562A.9 (formatting changes)

562A.11 (add new section between 1 & 2; renumber old paragraph 2. as 3.)

2. If the landlord receives rental assistance payments under a rental assistance agreement administered by the United States department of agriculture under the multifamily housing rental assistance program under Tit. V of the federal Housing Act of 1949, Pub. L. No. 81-171, or receives housing assistance payments under a housing assistance payment contract administered by the United States department of housing and urban development under the housing choice voucher program, the new construction program, the substantial rehabilitation program, or the moderate rehabilitation program under section 8 of the United States Housing Act of 1937, Pub. L. No. 75-412, a rental agreement shall not contain a provision or impose a rule that requires a person to agree, as a condition of tenancy, to a prohibition or restriction on the lawful ownership, use, or possession of a firearm, a firearm component, or ammunition within the tenant's specific rental unit. A landlord may impose reasonable restrictions related to the possession, use, or transportation of a firearm, a firearm component, or ammunition within common

areas as long as those restrictions do not circumvent the purpose of this subsection. A tenant shall exercise reasonable care in the storage of a firearm, a firearm component, or ammunition. This subsection does not apply to any prohibition or restriction that is required by federal or state law, rule, or regulation.

562A.12 (formatting changes)

562A.15 (formatting changes; paragraph numbering changes)

562A.16 (new paragraph 3 added)

3. Except in cases of willful, reckless, or gross negligence, a landlord is not liable in a civil action for personal injury, death, property damage, or other damages resulting from or arising out of an occurrence involving a firearm, a firearm component, or ammunition that the landlord is required to allow on the property under 562A.11

562A.18 (formatting changes; paragraph numbering changes)

562A.27A (formatting changes; paragraph numbering changes)

562A.28B (new code section added)

562A.27B Right to summon emergency assistance — waiver of rights. 1. a. A landlord shall not prohibit or limit a resident's or tenant's rights to summon law enforcement assistance or other emergency assistance by or on behalf of a victim of abuse, a victim of a crime, or an individual in an emergency. b. A landlord shall not impose monetary or other penalties on a resident or tenant who exercises the resident's or tenant's right to summon law enforcement assistance or other emergency assistance. c. Penalties prohibited by this subsection include all of the following: (1) The actual or threatened assessment of penalties, fines, or fees. (2) The actual or threatened eviction, or causing the actual or threatened eviction, from the premises. d. Any waiver of the provisions of this subsection is contrary to public policy and is void, unenforceable, and of no force or effect. e. This subsection shall not be construed to prohibit a landlord from recovering from a resident or tenant an amount equal to the costs incurred to repair property damage if the damage is caused by law enforcement or other emergency personnel summoned by the resident or tenant. f. This section does not prohibit a landlord from terminating, evicting, or refusing to renew a tenancy or rental agreement when such action is premised upon grounds other than the resident's or tenant's exercise of the right to summon law enforcement assistance or other emergency assistance by or on behalf of a victim of abuse, a victim of a crime, or an individual in an emergency. 2. a. An ordinance, rule, or regulation of a city, county, or other governmental entity shall not authorize imposition of a penalty against a resident, owner, tenant, or landlord because the resident, owner, tenant, or landlord was a victim of abuse or crime. Tue Nov 19 20:05:59 2024 Iowa Code 2025, Chapter 562A (24, 0) 15 UNIFORM RESIDENTIAL LANDLORD AND TENANT LAW, §562A.28 b. An ordinance, rule, or regulation of a city, county, or other governmental entity shall not authorize imposition of a penalty against a resident, owner, tenant, or landlord because the resident, owner, tenant, or landlord sought law enforcement assistance or other emergency assistance for a victim of abuse, a victim of a crime, or an individual in an emergency, if either of the following is established: (1) The resident, owner, tenant, or landlord seeking assistance had a reasonable belief that the emergency assistance was necessary to prevent the perpetration or escalation of the abuse, crime, or emergency. (2) In the event of abuse, crime, or other emergency, the emergency assistance was actually needed. c. Penalties prohibited by this subsection include all of the following: (1) The actual or threatened assessment of penalties, fines, or fees. (2) The actual or threatened eviction, or causing the actual or threatened eviction, from the premises. (3) The actual or threatened revocation, suspension, or nonrenewal of a rental certificate, license, or permit. d. This subsection does not prohibit a city, county, or other governmental entity from enforcing any ordinance, rule, or regulation premised upon grounds other than a request for law enforcement assistance or other emergency assistance by a resident, owner, tenant, or landlord, or the fact that the resident, owner, tenant, or landlord was a victim of crime or abuse. e. This subsection does not prohibit a city, county, or other governmental entity from collecting penalties, fines, or fees for services provided which are necessitated by the cleanup of hazardous materials, the

cleanup of vandalism, or a response to a false alarm call, which are incurred by the provision of emergency medical services, or which reflect other costs incurred by the city, county, or other governmental entity unrelated to responding to a call for law enforcement assistance or other emergency assistance. 3. In addition to other remedies provided by law, if an owner or landlord violates the provisions of this section, a resident or tenant is entitled to recover from the owner or landlord any of the following: a. A civil penalty in an amount equal to one month's rent. b. Actual damages. c. Reasonable attorney fees the tenant or resident incurs in seeking enforcement of this section. d. Court costs. e. Injunctive relief. 4. In addition to other remedies provided by law, if a city, county, or other governmental entity violates the provisions of this section, a resident, owner, tenant, or landlord is entitled to recover from the city, county, or other governmental entity any of the following: a. An order requiring the city, county, or other governmental entity to cease and desist the unlawful practice. b. Other equitable relief, including reinstatement of a rental certificate, license, or permit, as the court may deem appropriate. c. Actual damages. d. In a case brought by a resident or tenant, the reasonable attorney fees the resident or tenant incurs in seeking enforcement of this section. e. Court costs. 5. For purposes of this section, "resident" means a member of a tenant's family and any other person occupying the dwelling

562A.29A Method of service of notice on tenant.

1. A written notice of termination required under section 562A.27, subsection 1,2, or 5, a notice of termination and notice to quit required under section 562A.27A, a landlord's written notice of termination to the tenant required under section 562A.34, subsection 1, 2, or 3, or a notice to quit required by section 648.3, shall be served upon the tenant by one or more of the following methods:
 - A. Delivery evidenced by an acknowledgment of delivery that is signed and dated by a resident of the dwelling unit who is at least eighteen years of age. Delivery under this paragraph shall be deemed to provide notice to all tenants of the dwelling unit.
 - B. Personal service pursuant to rule of civil procedure 1.3305, Iowa court rules, for the personal service of original notice.
 - C. Posting on the primary entrance door of the dwelling unit and mailing by both regular mail and certified mail, as defined in section 618.15, to the address of the dwelling unit or to the tenant's last known address, if different from the address of the dwelling unit. A notice posted according to this paragraph shall be posted within the applicable time period for serving notice and shall include the date the notice was posted.
2. Notice served by mail under this section is deemed completed four days after the notice is deposited in the mail and postmarked for delivery, whether or not the recipient signs a receipt for the notice.