

Reported Recommending .....  
Ind. Postponed .....  
Passed House .....  
Failed to Pass House .....  
Passed Senate .....  
Failed to Pass Senate .....

**House File 24**

January 14, 1947.  
Passed on File.

By GENERAL LEGISLATIVE COMMITTEE.

## A BILL FOR

An Act to amend sections six hundred forty-eight point one (648.1), six hundred forty-eight point five (648.5), and six hundred forty-eight point nineteen (648.19), Code 1946, to prescribe manner of serving notices to quit and original notices in forcible entry and detainer actions and provide for joining actions for rent with forcible entry and detainer actions.

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

1 Section 1. Section six hundred forty-eight point one  
2 (648.1), Code 1946, is amended by adding the following: "When  
3 the defendant continues in possession after cancellation of a  
4 contract for sale of real estate by thirty days' notice as  
5 provided in Chapter six hundred fifty-six (656), Code 1946."

1 Sec. 2. Section six hundred forty-eight point five (648.5),  
2 Code 1946, is amended by striking the word "personally" in line  
3 eighteen (18) of said section and by adding after the word  
4 "service" in line nineteen (19) of said section the following:  
5 "shall be as provided for service of original notices and".

1 Sec. 3. Section six hundred forty-eight point nineteen  
2 (648.19), Code 1946, is amended by striking the period at the end  
3 thereof and inserting a comma (,) in place thereof and adding  
4 the following: "provided, however, that an action based on a

5 claim for unpaid rent on the same premises may be joined in  
6 such action and if so joined the defendant may counter-claim  
7 as to such claim for rent.”

EXPLANATION OF H. F. 24

The present statutes are ambiguous as to how the notices prescribed in sections 648.3 and 648.5 are to be served.

This amendment will remove that uncertainty and will definitely make the manner of serving notices uniform.

Furthermore, under the present statutes, if a tenant fails to pay rent, the landlord has to bring one action to remove him and an entirely separate action to collect the unpaid rents, all of which necessitate additional court costs, attorney's fees and multiplication of suits. This bill would make it unnecessary to bring two separate court