

SENATE FILE 190  
BY HARPER, FINK, HORN, HAMMOND,  
FRAISE, SOUKUP, BOLKCOM,  
and CONNOLLY

Passed Senate, Date \_\_\_\_\_ Passed House, Date \_\_\_\_\_  
Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_ Vote: Ayes \_\_\_\_\_ Nays \_\_\_\_\_  
Approved \_\_\_\_\_

**A BILL FOR**

1 An Act relating to adoption of rules by state agencies pertaining  
2 to development, acquisition, or disposal of land.  
3 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

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SF 190  
GOVERNMENT

1 Section 1. NEW SECTION. 6C.1 POLICY AND INTENT.

2 It is the policy of this state to ensure the sound and  
3 orderly development and use of land including agricultural,  
4 commercial, industrial, residential, recreational, and  
5 historic development and uses. It is further the policy of  
6 this state to discourage urban sprawl, to keep farmland in  
7 agricultural production, and to promote rural development  
8 based on local priorities.

9 All state agencies shall implement the provisions of this  
10 chapter as the provisions relate to the powers and duties of  
11 each state agency.

12 For the purposes of this chapter, "state agency" means the  
13 same as "agency" defined in section 17A.2.

14 Sec. 2. NEW SECTION. 6C.2 STATEMENT OF PRINCIPLES --  
15 RULES REQUIRED.

16 1. Each state agency that has rulemaking authority and  
17 that, as part of its statutory duties, is involved in land  
18 development, acquisition, or disposal shall adopt rules  
19 establishing a land use review process and encompassing the  
20 following principles as those principles apply to the state  
21 agency:

22 a. Make efficient and effective use of land resources and  
23 existing infrastructure by encouraging development in areas  
24 with existing infrastructure or capacity to avoid costly  
25 duplication of services and costly use of land.

26 b. Provide for a mix of land uses to create a variety of  
27 housing choices and opportunities.

28 c. Make development decisions predictable, fair, and cost-  
29 effective.

30 d. Provide for a variety of transportation choices,  
31 including neighborhoods conducive to pedestrian traffic.

32 e. Maintain a unique sense of place by respecting local  
33 cultural and natural environmental features.

34 f. Conserve open space and farmland and preserve critical  
35 environmental areas.

1 g. Encourage stakeholder collaboration and community  
2 participation rather than conflict.

3 h. Provide for staged and managed growth in urban  
4 transition areas with compact development patterns.

5 i. Enhance equitable access to public and private  
6 resources for everyone.

7 j. Promote the safety, livability, and revitalization of  
8 existing urban and rural communities.

9 2. The rules shall state the manner in which the land use  
10 principles adopted by the state agency will be applied to each  
11 program the agency administers if the program involves the  
12 development, acquisition, or disposal of land. The rules  
13 shall also provide a process by which the state agency will  
14 involve local governments and community and citizen  
15 organizations in its land use review process.

16 EXPLANATION

17 This bill requires each state agency that has rulemaking  
18 authority and that is statutorily required to implement  
19 programs involving the development, acquisition, or disposal  
20 of land to adopt rules establishing a land use review process.  
21 The bill includes a list of land use principles that, if  
22 applicable to the agency, are to be included in the agency's  
23 rules. The bill also requires that the land use rules adopted  
24 by state agencies are to provide a process by which the agency  
25 will involve local governments and organizations in its land  
26 use review process. The bill defines "state agency".

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