

JAN 3 1 2006  
Place On Calendar

HOUSE FILE 2177  
BY COMMITTEE ON LOCAL GOVERNMENT

(SUCCESSOR TO HSB 553)

Passed House, Date 2-22-06 Passed Senate, Date 3-15-06  
Vote: Ayes 98 Nays 0 Vote: Ayes 48 Nays 0  
Approved March 29, 2006

A BILL FOR

1 An Act requiring the county auditor to evidence approval of the  
2 name of a subdivision plat and requiring such statement for  
3 filing the subdivision plat with the county recorder.

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

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HF 2177

1 Section 1. Section 354.6, subsection 2, Code 2005, is  
2 amended to read as follows:

3 2. A subdivision plat shall have a succinct name or title  
4 that is unique, as approved by the auditor, for the county in  
5 which the plat lies. The auditor shall evidence the approval  
6 of such name or title in a statement that shall accompany the  
7 plat as provided in section 354.11. The plat shall include an  
8 accurate description of the land included in the subdivision  
9 and shall give reference to two section corners within the  
10 United States public land survey system in which the plat lies  
11 or, if the plat is a subdivision of any portion of an official  
12 plat, two established monuments within the official plat.  
13 Each lot within the plat shall be assigned a progressive  
14 number. Streets, alleys, parks, open areas, school property,  
15 other areas of public use, or areas within the plat that are  
16 set aside for future development shall be assigned a  
17 progressive letter and shall have the proposed use clearly  
18 designated. A strip of land shall not be reserved by the  
19 subdivider unless the land is of sufficient size and shape to  
20 be of practical use or service as determined by the governing  
21 body. Progressive block numbers or letters may be assigned to  
22 groups of lots separated from other lots by streets or other  
23 physical features of the land. The surveyor shall not assign  
24 lot numbers or letters to a lot shown within a subdivision  
25 plat unless the lot has been surveyed by the surveyor in  
26 compliance with chapter 355. The auditor may note a permanent  
27 real estate index number upon each lot within a subdivision  
28 plat. Sufficient information, including dimensions and angles  
29 or bearings, shall be shown on the plat to accurately  
30 establish the boundaries of each lot, street, and easement.  
31 Easements necessary for the orderly development of the land  
32 within the plat shall be shown and the purpose of the easement  
33 shall be clearly stated.

34 Sec. 2. Section 354.11, Code 2005, is amended by adding  
35 the following new subsection:

1 NEW SUBSECTION. 6. A statement by the auditor approving  
2 the name or title of the subdivision plat.

3 Sec. 3. Section 354.11, unnumbered paragraph 2, Code 2005,  
4 is amended to read as follows:

5 A subdivision plat which includes no land set apart for  
6 streets, alleys, parks, open areas, school property, or public  
7 use other than utility easements, shall be accompanied by the  
8 documents listed in subsections 1, 2, 3, and 4, and 6 and a  
9 certificate of the treasurer that the land is free from  
10 certified taxes other than certified special assessments.

11 EXPLANATION

12 Current law requires the county auditor to approve the name  
13 or title of a subdivision plat. This bill requires that the  
14 auditor evidence this approval in a statement that must  
15 accompany the subdivision plat when the subdivision plat is  
16 presented to the county recorder for recording.

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*Olav Tjepkes  
Arnold  
Yaskil*

Succeeded By  
SF 02177

**HSB 553**  
**LOCAL GOVERNMENT**

HOUSE FILE \_\_\_\_\_  
BY (PROPOSED COMMITTEE ON  
LOCAL GOVERNMENT BILL BY  
CHAIRPERSON VAN ENGELENHOVEN)

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

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1 NEW SUBSECTION. 6. A statement by the auditor approving  
2 the name or title of the subdivision plat.

3 Sec. 3. Section 354.11, unnumbered paragraph 2, Code 2005,  
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HOUSE FILE 2177

AN ACT

REQUIRING THE COUNTY AUDITOR TO EVIDENCE APPROVAL OF THE  
NAME OF A SUBDIVISION PLAT AND REQUIRING SUCH STATEMENT FOR  
FILING THE SUBDIVISION PLAT WITH THE COUNTY RECORDER.

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

Section 1. Section 354.6, subsection 2, Code 2005, is amended to read as follows:

2. A subdivision plat shall have a succinct name or title that is unique, as approved by the auditor, for the county in which the plat lies. The auditor shall evidence the approval of such name or title in a statement that shall accompany the plat as provided in section 354.11. The plat shall include an accurate description of the land included in the subdivision

and shall give reference to two section corners within the United States public land survey system in which the plat lies or, if the plat is a subdivision of any portion of an official plat, two established monuments within the official plat. Each lot within the plat shall be assigned a progressive number. Streets, alleys, parks, open areas, school property, other areas of public use, or areas within the plat that are set aside for future development shall be assigned a progressive letter and shall have the proposed use clearly designated. A strip of land shall not be reserved by the subdivider unless the land is of sufficient size and shape to be of practical use or service as determined by the governing body. Progressive block numbers or letters may be assigned to groups of lots separated from other lots by streets or other physical features of the land. The surveyor shall not assign lot numbers or letters to a lot shown within a subdivision plat unless the lot has been surveyed by the surveyor in compliance with chapter 355. The auditor may note a permanent real estate index number upon each lot within a subdivision plat. Sufficient information, including dimensions and angles or bearings, shall be shown on the plat to accurately establish the boundaries of each lot, street, and easement. Easements necessary for the orderly development of the land within the plat shall be shown and the purpose of the easement shall be clearly stated.

Sec. 2. Section 354.11, Code 2005, is amended by adding the following new subsection:

NEW SUBSECTION. 6. A statement by the auditor approving the name or title of the subdivision plat.

Sec. 3. Section 354.11, unnumbered paragraph 2, Code 2005, is amended to read as follows:

A subdivision plat which includes no land set apart for streets, alleys, parks, open areas, school property, or public use other than utility easements, shall be accompanied by the documents listed in subsections 1, 2, 3, and 4, and 6 and a

certificate of the treasurer that the land is free from certified taxes other than certified special assessments.

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CHRISTOPHER C. RANTS  
Speaker of the House

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JOHN P. KIBBIE  
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2177, Eighty-first General Assembly.

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MARGARET THOMSON  
Chief Clerk of the House

Approved March 29, 2006

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THOMAS J. VILSACK  
Governor