

FEB 14 2006
COMMERCE, REGULATION & LABOR

HOUSE FILE 2360
BY PETERSEN

Passed House, Date _____ Passed Senate, Date _____
Vote: Ayes _____ Nays _____ Vote: Ayes _____ Nays _____
Approved _____

A BILL FOR

1 An Act to require landlords of residential property to provide
2 prospective tenants the monthly budget billing amount and
3 highest monthly bill from the utility that provides heat to
4 the premises.

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

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HF 2360

1 Section 1. Section 562A.13, subsection 4, Code 2005, is
2 amended to read as follows:

3 4. The landlord or any person authorized to enter into a
4 rental agreement on the landlord's behalf shall fully explain
5 utility rates, charges, and services to the prospective tenant
6 before entering into the rental agreement is-signed-unless.
7 For any utility providing heat to the premises that is paid by
8 the tenant directly to the utility company, the landlord shall
9 provide the prospective tenant the monthly budget billing
10 amount for the utility providing heat to the premises and the
11 amount of the highest monthly bill for that utility from the
12 most recent heating season.

13 EXPLANATION

14 This bill requires landlords to provide certain information
15 regarding utility heating bills for the premises offered for
16 rent prior to entering into a rental agreement with a
17 prospective tenant. A landlord or person authorized to enter
18 into a rental agreement is required to provide a prospective
19 tenant with the monthly budget billing amount charged by the
20 utility that provides heat to the premises and the amount of
21 the highest monthly bill charged by the utility from the most
22 recent heating season for the premises.

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