



ILA Legislative Report

The 79th General Assembly completed its two-year cycle on April 12th. Both the 2001 and 2002 sessions had at least two extraordinary sessions, usually known as special sessions. The dominant theme in both legislative sessions has been the declining state revenues coupled with the increasing costs of funding education and welfare needs.



Joe Kelly
ILA Lobbyist

(continued from last month):

In passing SF 2124, which has been signed by the Governor and is now law, members of the Iowa National Guard called to military service enjoy certain civil relief.

Military service means full-time active state service or state active duty, for a period of at least ninety days. The relief generally means that National Guard members and their dependents can have civil actions against them postponed until thirty days after the member of the guard is discharged from military service. As you'll recall, a temporary version of this bill was passed during a special session last November.

Among the numerous civil benefits is the right to delay the termination of a lease or rental agreement for nonpayment of rent while the person is serving in the Iowa National Guard. The law is silent with regard to other causes for evictions other than nonpayment of rent. The new law further states that a court may allow an eviction or the recovery of property pursuant to chapter 646 or 648. Therefore, if rent is not the cause for the eviction, then a court could entertain a forcible entry and detention action. But even then, the court has broad discretion to stay any proceeding affecting the right of possession of property.

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Thanks to all those who attended the ILA Spring Seminar May 14th. The purpose of these seminars is to provide you with as much pertinent information as possible.

DIALOGUE WITH DIRECTORS



According to the seminar evaluation survey, a large percentage of you like the evening hours in the middle of the week. We are already planning for the fall seminar which is normally held in November. (More on the Spring Seminar elsewhere in this newsletter.)

The first breakfast meeting of the summer was held on the 12th of June with senior police officer, Larry Rogers, who is the coordinator for the Des Moines Neighborhood Area Resource Office. The next breakfast meeting will be held on July 10th, a Wednesday, at the Cubs Club which is located on the north side of Sec Taylor Stadium in Des Moines. They normally last an hour and include a breakfast buffet.. Officer Rogers gave those in attendance several tips on protecting your property from potential terrorists. His office also sends out periodic "Homeland Security Updates" e-mails. If you want to be included in receiving these security updates, he can be reached at: ldrogers@ci.des-moines.ia.us.

We are still working with the Iowa Department of Public Safety, Division of Criminal Investigation to get set up to access their information through the internet. Once this is set up, it will greatly enhance the ability to screen potential tenants for criminal activity. In future newsbriefs, we will include articles on apartment security and terrorism and related subjects.

If you have any questions about your association, either call us or visit our website at: www.iowalandlord.org or e-mail us at ilaservices@iowalandlord.org.

During this time of year it would behoove all of us to watch out for scam artists since they seem to pop up like crabgrass during the summer months.

We hope all of you have a prosperous and safe summer.

This Month's Jul;y 2002 NewsBrief

- Dialogue With Directors
- ILA Legislative Report
- Inspection Changes
- Breakfast Meetings

- Spring Seminar Review
- Advertise with ILA

- Directors: • Dennis McDonald • Dave Sollenbarger
- WebSite: www.iowalandlord.org
 - Email: ilaservices@iowalandlord.org

The Spring Seminar

Thanks again to all those who participated in the ILA Spring Educational Seminar last May. After every seminar, we ask those who attended to fill out a seminar evaluation form. Here is a brief rundown of those results: 89% believed the overall format was either good or excellent. 86% thought the length of the agenda was about right; the rest thought it was too short. 80% thought their questions were answered satisfactorily. 93% thought the facilities were adequate. 84% said that the evening was the best time to hold the seminar. 73% preferred to hold the seminar either on a Tuesday, Wednesday or Thursday.



71% preferred two seminars per year, 17% preferred one per year and 10% preferred four per year. Topics preferred to be discussed at future seminars include: rental applications and leases, Fair Housing Laws, security,

information on city fines, small claims court and legal issues, city inspectors and inspections. We also asked what type of



vendors you would like to see advertised on the ILA website; and, they were: locks and security, interior and exterior lighting, appliances and roofing.

Of equal interest to us were your responses to our Internet Usage Survey. Of those responding to the survey, between 57% and 60% of you have not visited the ILA website. 24% of you have visited the website in the past month, with 10% having visited in the week prior to the survey. 32% of the respondents visit the site 1 – 10 times a month, and 7% of you visit between 10 and 20 times a month. We were pleased to see our efforts in keeping the membership informed was borne out by your replies to the items you find useful on our site. The top vote getter was our on-line Newsletter library at 30%, followed by our on-line Forms library with 28%. Many of you listed the General Information found on the site as your preference at 17%. The

Educational Seminar Page received 12%, with other aspects of the site less than 10% responses.

We appreciate your effort and time it took to fill out these evaluation forms. And you probably thought we collected these



and just threw them away!

The Spring Seminar was a great one, we look forward to our Fall Seminar when we can see you all again.



Need to Rent ???
advertise your rental at:
www.vacancy4rent.net

ILA Legislative Report

(continued from Page 1)

If the lack of payment from a military person causes the owner of the premises to be unable to meet mortgage payments, the owner of the property is entitled to relief from the financial institution.

If you own a rental property with-in 2000 feet of a public or private elementary or secondary school or a child care facility, you cannot rent to a person who has committed a criminal offense against a minor, or an aggravated offense, sexually violent offense, or other relevant offense that involved a minor. SF 2197, signed into law on May 9th, doesn't focus on rental properties. The bill outlaws persons with offenses against children from living within 2000 feet of schools and childcare facilities. Both landlords and realtors, who might sell property to such persons, must be wary if the property is near a school or childcare facility.

Finally, none of the anti-landlord legislation introduced last year made it into law. Let's review these bills: SSB 1186 would have taken away the 30 days' no cause notice, and SSB 1191 would have required you to pay for, to install, and to maintain a carbon monoxide alarm in all your properties. Failure to do so, or keep it in good working order, would have subjected you to a fine of between \$250 and \$1500, with the possibility of one year in jail. Also, in order to manage the program, a fee would have been imposed on landlords.

Joe Kelly, Landlord's Lobbyist

Des Moines Rental Housing Proposed Inspection Changes-A Report

Des Moines housing officials have recommended self-inspection by landlords to "change the mindset" of landlords and to avoid inspectors becoming managers of rental property. That was the given reason for going to a self-inspection program.

However, it is apparent that with the increase in inspection fees that a more obvious reason is to extract more money from landlords in the City of Des Moines. Inspection fees go into the city's general fund and not to the housing department. Some of the proposed fee increases go up 30-40% while in other situations they go up way over 100%. Inspection fees haven't been changed since July of 1992, but inflation during the last 10 years has been very moderate and doesn't warrant these exorbitant increases.

Housing officials have failed to take into consideration several factors that should come into play when making changes to the housing code, namely: first, rental property is taxed at a commercial rate as opposed to other housing which enjoys a roll-back of some 49% of their assessed value; second, Des Moines City official have promised to do something for the good landlords but this proposal penalizes all landlords; and thirdly, Des Moines and Polk County has an abnormally high number of 'problem' tenants who think nothing of destroying rental property. The city has refused to deal effectively with this problem.

City housing officials acknowledge that the current system is not broken. If that is the case, there is no need to make such drastic changes.

Breakfast Meetings !

The remaining dates for the meetings are; Wednesday, July 10, Wednesday, August 14 and Wednesday, September 11th. Breakfast Meetings start at 7:30AM in the morning at the Cubs Club at Sec Taylor Stadium. **Ben Bishop, Administrator of the DM Neighborhood Inspection Division and Mary Newman who is a supervisor in the same department will be our Guest Speakers for the July 10th meeting.** Ben will be presenting proposed changes to the inspection code to the City Council on July 22nd, and would like to hear your input.



Breakfast meetings are limited by space, so please register early. The cost is \$10.00 for the buffet. Call Connie at 515-255-0675 to register or send in your money before the 9th of July. This will be an important meeting because it will be the last chance to give your input into the proposed changes in the Des Moines housing inspection code. We do encourage you to attend. We look forward to seeing you!

Would you like to list your property on the Iowa Landlord Association Apartment Rental Search but you're not on the Internet?



**Iowa Landlord Association
Apartment Search Service
Listing Form**

Make copies of this form, fill out the form and FAX to: 515-255-0675

You can mail or fax in your listing directly to our office if this would be easier for you.

To list your property, please fill out this form and send a picture of your property to our office.

Have you a rental property you wish to sell? Advertise it on the web site! Call us for details.

Interested in banner ads on our website?

ILA Rental Property Search Listing Rates

- Listing Prices = Members - \$50/mo., Non-Members - \$100/mo.
- Pictures/Logo inclusion = \$10/submission
- Picture/Logo image preparation (if needed) = \$35/hr.
- Photography Services = \$50 trip fee; \$35/hr after 1 hour; Materials at cost; Service available in the Des Moines metro and Polk County surrounding areas; Services are on a scheduled basis; Contact information@iowalandlord.org for arrangements.

Your Company: _____
 Your Name: _____
 Your Company Address _____
 Your Phone number for contact _____
 Property Address: _____
 Property City, Zip: _____

Monthly Rent Price: \$ _____ / Month
Number of Bedrooms: Studio/Efficiency 1 2 3 4+

Type of Housing: Condos, Townhomes, or Duplexes
 Unfurnished Apartments Furnished Apartments
 Single Family Dwelling Short Term Rentals Senior Community

Utility Arrangements: None Supplied Some Paid All Paid

Accommodations and General Amenities – Please check the items associated with this property:

Air Conditioning:	<input type="checkbox"/>	Dishwasher:	<input type="checkbox"/>	Wheelchair Accessible: ..	<input type="checkbox"/>
Microwave:	<input type="checkbox"/>	Stove:	<input type="checkbox"/>	Trash Compactor:	<input type="checkbox"/>
Balcony / Patio:	<input type="checkbox"/>	Refrigerator:	<input type="checkbox"/>	Garbage Disposal:	<input type="checkbox"/>
Dining Room:	<input type="checkbox"/>	Fireplace:	<input type="checkbox"/>	Pet Friendly:	<input type="checkbox"/>
Computer High				Laundry Type:	
Speed Broadband				<input type="checkbox"/> Washer / Dryer	
Internet Accessibility: ..	<input type="checkbox"/>	Cable Ready: ...	<input type="checkbox"/>	<input type="checkbox"/> Washer / Dryer Connections	
		Garage:	<input type="checkbox"/>	<input type="checkbox"/> Laundry Facility	

Community Accommodations and Amenities

Club House:	<input type="checkbox"/>	Storage Facilities:	<input type="checkbox"/>	Gated Access:	<input type="checkbox"/>
Public Transportation: ..	<input type="checkbox"/>	Tennis Courts:	<input type="checkbox"/>	Playground:	<input type="checkbox"/>
Fitness Center:	<input type="checkbox"/>	Swimming Pool: ..	<input type="checkbox"/>	Whirlpool / Spa:	<input type="checkbox"/>

Run Dates of Your Listing

Date Begin: _____ Date End: _____

Your Email Address:

Additional Information About This Rental:

**** Don't Have A F.A.X. - - Just copy and mail your form to us. ****



(HINT! For the cost of an ILA membership - Non-members can purchase their membership, save money and experience ALL the benefits of ILA membership!)

Need to Rent ???
 advertise your rental at:
www.vacancy4rent.net