



ILA Legislative Report

As is often the case, there is good news and bad news to report from the legislature. The good news is that there likely will be some kind of property tax reform coming out of the state legislature. The bad news is that we aren't certain that it will contain much relief for owners of rental properties. Current law imposes commercial taxes on any rental property in excess of a duplex. The first major property tax reform out of the gate was SF 41, written by Senator David Miller (R-Fairfield). Don't bother researching SF 41. It has already been supplanted by SSB 1168, a new version introduced by Senator Larry McKibben (R-Marshallsburg), chair of the Senate Ways & Means Committee. Senator McKibben also has a flat rate income tax measure as a part of SSB 1168, as well as a half penny increase in the sales and use tax.

SSB 1168 does freeze the residential rollback at 50%. It has a freeze on agricultural property and introduces a new limit of 85% taxation on commercial property. Therefore, if the bill passes as written, you would most likely get a 15% reduction in your taxes, but not the 50% you'd get if you were classified as residential property.

There are many interest groups working against SSB 1168. But, as you'll remember, Governor Tom Vilsack challenged the Republican led legislature to do something about the current property tax system. It will be a battle on SSB 1168, and any subsequent versions of it, until the end of the session in late April. Landlords are encouraged to continue contacting their Senators and Representatives about the need for parity in taxation of rental properties.

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Joe Kelly
ILA Lobbyist

While assembling items for this month's NewsBrief, we found that we had lots of announcements. Things we have been working on for quite some time begins with some interesting functions in May. We will be announcing details concerning the Spring Educational Seminar to be held May 22, 2003, in our next NewsBrief.

DIALOGUE WITH DIRECTORS



By then we will have confirmed our scheduled Speakers, and agenda for the evening. We can tell you there will be some important topics concerning our business and beneficial information for landlords. We will be covering various issues from cost savings to you, to the latest ILA PAC news. Be sure to read next months NewsBrief for details.

And just for the fun of it, at the Spring Seminar, we will be talking about going to an Iowa Cubs Baseball game in June.

Speaking of the Iowa Cubs, remember those Breakfast Meetings we had at the Cubs Club last year? We are announcing in this issue the return of the Summer Breakfast Meetings. We almost have the dates set for the entire Summer. We are still looking for a couple of speakers, but otherwise we are set to begin those later this year.

Beginning this month, we are informing our membership of the new members to ILA. You can find those announcements in "The Welcome Mat" column. We welcome these landlords to the membership, and hope they gain the information and support to make their operations more successful. From time to time you will also see new members in the "Associate Members" category. They are professional individuals and firms that have products or service that landlords use. We hope you will consider these fine companies when you have issues that they can help you with.

We hope to see them and all of you at the Spring Educational Seminar.

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

This Month's April 2003 NewsBrief

- Dialogue With Directors
- ILA Legislative Report
- The Welcome Mat
- Can This Happen In Iowa?
- Rules To Live By
- Soldier/Sailors Civil Relief Act
- Advertise with ILA

Directors: • Dennis McDonald • Dave Sollenbarger

• WebSite: www.iowalandlord.org

• Email: ilaservices@iowalandlord.org

The Welcome Mat

The Iowa Landlord Association is pleased to announce the latest members to join ILA.

Members:

RDS Rental Properties, Ron Smith, DsM

Remetch Properties, Alfred & Connie Remetch, DsM

Associate Members:

A.Q. Allstate Pest Control, Brad Janssen, 708 13th St Ste A, WDM 50265

We encourage our members to use the knowledge and expertise of our Associate Members to help solve landlording issues and problems.

Soldiers Sailors Civil Relief Act of 1940

Remember, under certain circumstances, as a landlord, you are not able to simply evict a resident on active duty or his family members, even for nonpayment. There are criminal penalties associated with this Act.

NEXT MONTH: *Announcement of the ILA Spring Seminar.*



Check YOUR Calendars!!!

The ILA Spring Seminar will be May 22, 2003. Call Connie at 515-255-0675 with your pre-reregistration or e-mail us at ilaservices@iowalandlord.org.

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advertise your rental at:
www.vacancy4rent.com

Can This Happen in Iowa?

A bill introduced in the Illinois Legislature called the Residential Renters Rights Act includes:

1 - Notice of termination must be sent by Registered mail in addition to any current required methods

2 - Landlords shall not charge for a credit report if the prospective tenant presents an unaltered copy of their credit report that is less than 60 days old

3 - If your lease is in violation of this act, you have 10 days to amend it. Failing to do so subjects you to a fine of two months rent per tenant

4 - It is insufficient notice to provide a post office box address as an address of the landlord, maintenance person or one who collects rent.

5 - If the landlord fails to provide this notice, the tenant can withhold rent until they provide notice.

6 - A landlord shall neither demand or receive a security deposit in excess of one month's rent

7 - Within 30 days of the end of each 12 month rental period the landlord shall pay directly to the tenant all interest earned on the tenant's deposit for that period.

8 - A lease cannot include a tenant paid fee for late fees in excess of \$10 a month for the first \$500 plus 5% per month for any amount of rent in excess of \$500.

9 - For rent increases of greater than 5% and up to 10% of the rental rate, the landlord must provide 60 days written notice. For rent increase greater than 10% of the rental rate, the landlord must provide a 90 day written notice.

10 - Return of security deposits: the security deposit and all interest earned thereon shall be returned to the tenant within 10 days of the date on which the tenant gave notice that the tenant vacated the unit.

11 - Abandonment of the unit shall be deemed to have occurred only when: all tenants have been absent from the unit for a period of 21 days or for one rental period which ever is greater, the tenants have removed their personal property from the unit, and the rent for the period is unpaid.

12 - The landlord cannot charge any application fee

13 - the tenant may change the locks and refuse to give the landlord the new keys until after move out.

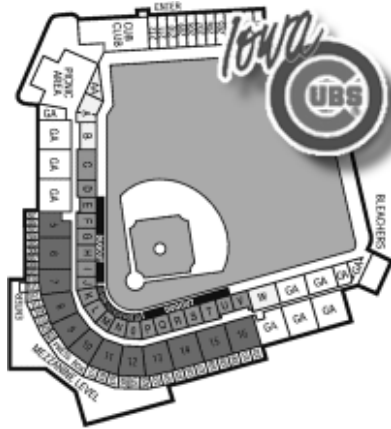
14 - Landlords must accept all reasonable subleases offered by the tenant.

Take Me Out To The Ball Game!

There is nothing like the smell of freshly cut grass, the crack of the bat, an icy cold lemonade with a good old American hot dog and the roar of the crowd!

If you remember how great it was to go to the ballgame, then do we have a evening planned for you. As an ILA member, we want you to enjoy the sights and sounds of a Triple-A baseball game under the stars. We are reserving tickets so you can attend one if the Iowa Cubs Home Games.

Details for this outing will be forthcoming in future Newsbriefs and at the May 22, 2003 Spring Educational Seminar. So oil up your old glove, grab your baseball cap, and practice singing "Take Me Out To The Ballgame".



Landlord Rules To Live By

Always be polite and soft-spoken, not aggressive to the tenant.

Rent must always be paid first; no exceptions.

Don't let the tenant paint the property or make improvements.

Don't ignore tenants' request for repairs involving habitability of the property.

No tenant is better than having a bad tenant.

A clean apartment unit attracts clean tenants.

Don't give out rent reductions for work to be done in the future.

Don't rent to anyone who doesn't fill out the rental application and never rent to them before checking out the application thoroughly.

Don't allow a tenant into the property until you have received all the deposits and first month's rent.

The best way to avoid evicting a tenant is not to rent to them in the first place.

Don't make oral agreements. Always get everything on paper.

Breakfast Meetings !

Due to demand, ILA will begin our Monthly Summer Breakfast Club Meetings again for 2003. We would like to thank all of our members who attended any of the meetings at the Cubs Club this last year. Because of the success of those meetings we are contacting speakers and setting up new dates.



To help us with that process, we would like to hear your suggestions about topics and personalities you would like to have at our activities. Anything from financial advice to gardening and lawn care tips, and from legal matters to garbage pick-up.

Call Connie at 515-255-0675 with your ideas or e-mail us at ilaservices@iowalandlord.org. We look forward to hearing your ideas and seeing you at our next activity!

Legislative Report... – Continued from Page 1 ...

There are a couple of other bills of interest to landlords that are likely to become law. HF 319 changes a notification procedure for those who would seek a civil remedy against someone who has offered you a bad check. To go to court, you must give the person thirty days' notice to pay in full. HF 319 adds a new method of notification. It would allow you to send the notice by regular mail so long as you filed an affidavit of mailing. This is a form you could compose yourself verifying that you mailed the notice. All you would have to do is to get it notarized. You could avoid the fees associated with certified mail.

HF 483/SF 376 are companion bills that make major changes to the surcharge part of the bad check law. Current law allows the surcharge to be 5% of the face amount of the check so long as the surcharge amount doesn't exceed \$20. If the check goes through a second time and still bounces, the surcharge amount can increase to \$50. HF 483/SF 376 will drop the 5% part of the law, as well as the \$50 amount. This legislation, which is almost certain to become law, will have a flat surcharge rate of \$30 for bad checks.

The final bill moving that would interest some landlords is HF 556, a bill that is wanted by providers of transitional housing and municipal housing. Transitional housing providers deal with clients who are otherwise homeless or who have substance abuse problems. HF 556 would exempt these housing providers from proceedings under chapter 648, the forcible entry or detainer part of the code. The bill further allows municipal housing providers, when there is a violation of a federal regulation, to give a thirty days notice to end the lease. The municipal housing providers also do not have to use chapter 648.

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.com**](http://www.vacancy4rent.com)