



IOWA LANDLORD ASSOCIATION NEWSLETTER  
www.iowalandlord.org

April 2009

**ILA LEADERSHIP**

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**From the Desk of Your Directors**

**ILA ANNUAL SPRING EDUCATIONAL SEMINAR AND TRADE SHOW**

Make your reservation now! April 30th is the date of the ILA Spring Educational Seminar and Trade Show. We have a great lineup of speakers scheduled for this event. The seminar will start with registration at 8 a.m. and continue until 3:30 p.m. at the Holiday Inn Downtown, 1050 - 6th Avenue, Des Moines. The cost of this all-day seminar is \$50.00 for members and \$65.00 for non-members. Lunch and refreshments are included. Non-members will receive \$65.00 off their membership fees if they join at the seminar. Realtors may receive credit

hours toward continuing education. Please include an additional \$10.00 with your registration fee for this requirement.

Our speakers will include: Joe Kelly, ILA Lobbyist, who will update us on current 2009 legislative issues. Kirk Kintz with Service Master will educate us on how to identify and alleviate mold in our rentals. Joelle Stolte with the Iowa Department of Public Health will update us on current legislation affecting lead base paint issues. Don Grove with the Iowa Civil Right Commission will discuss new proposed legislative issues concerning fair housing and assistive animals.

Mark Hanson, Attorney with Whitfield & Eddy Law Firm, will be conducting a "Legal Clinic," which will also include a "question and answer" session.

By popular demand, we have extended Mark's speaking time so there will be plenty of opportunity to get your legal questions answered.

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**Welcome New Members**

Rich & Anne Citarella - Urbandale, Iowa

D & D Interests, LLC - Deb Howdle - Altoona, Iowa

Seadtime Housing, LLC - James & Nora Devore - Des Moines, Iowa

Charles Cooper - Council Bluffs, Iowa



**New Manager**

Jeanie Arellano is the new manager at Park Forest Apts.

## Award Winner

Congratulations to ILA vendor partner and vendor co-chair Karen Goldsworth of Strauss Security, formerly known as Strauss Safe & Lock, on being named Ambassador of the Month by the Urbandale Chamber of Commerce.

Karen has been involved with the Urbandale Chamber for six years. She is also a member of the Ankeny and West Des Moines Chambers and Home Builders Association, as well as being a Dale Carnegie graduate.

Karen chose to be an Ambassador to network with a group of individuals who really care about the success of the Chamber. She has had the opportunity to benefit Strauss business, as well as develop personal relationships and make really great friends.

The ILA would again like to congratulate Karen and thank her for all her time and contributions to our organization.

APPLAUSE

### From Your Directors, Continued ...

Our vendor partners will hold a trade show during the seminar with interesting displays, handouts and gifts. The Des Moines Police Department will also have its Crime-Free Multi-Housing display and be on hand to answer your questions about the program. This is a seminar and trade show that you do not want to miss!

Call Connie at 255-0675 or email us at [ilaservices@iowalandlord.org](mailto:ilaservices@iowalandlord.org) to reserve your space. So that we may provide the caterers with an accurate food count, please make your reservations no later than April 22nd.



### ILA Legislative Report

Joe Kelly  
ILA Lobbyist



Just as this article was being written, we were entering the ninth week of the legislative session. This is the week that non-money bills have to, at a minimum, emerge from a committee in order to remain alive for the session. It's the legislature's method of dispensing with most of the bills introduced so that work can focus on those policy bills left, as well as dealing with the budget.

The Iowa Landlord Association reviews all bills and amendments introduced. We've found 22 bills that we believe could impact our

Due to our seminar on April 30th, we will not be holding a membership meeting in April. Watch for the ILA E-bulletins that will announce May's membership meeting. Monthly breakfast meetings at Sec Taylor Stadium in the Cub Club will start in June. The dates are June 18th, July 16th and August 20th. If you have suggestions regarding a particular speaker you would like to hear at the meetings, please call Connie at 255-0675 and let us know.

We would like to thank all of you who attended the "Lunch and Learn" at Mama Lacona's last month, and a big Thank You to Amy Lunzing with Dale Carnegie for her talk on "Recession Proofing your Rentals."



profession should those bills become laws. Many of you have heard me state or read my analysis that only about 15% of bills introduced become laws.

Of the 22 bills we're following, only three have been passed out of a committee. Four of the bills are in the Ways and Means Committee. These four bills are exempt from deadlines and will remain eligible for debate until the end of the session. However, we don't expect any of the four to be considered.

Most of the 22 bills are ones we don't like. Therefore, their demise will be fine with us. Consequently, let's look at the three bills most likely to go through the entire process this year. First, HF 314 is a bill from the Iowa Department of Health covering a number of issues. For our purposes, let's consider the section dealing with the licensing of lead paint renovators. Supporting this bill was an easy call for us. We didn't have much of a choice. It's either have the Iowa Department of Health manage



the licensing process or have the federal Department of Housing and Urban Development license the lead paint renovators. It's much more practical to have all the lead paint issues, in general, and licensing, in particular, come from the Iowa Department of Health. We expect HF 314 to pass the legislature this year.

SF 341 is a bill that was introduced by Senator Brad Zaun (R-Urbandale). The bill has to do with protecting a person who is helping to manage an assistive animal for someone who needs the animal. The bill has passed out of the Senate State Government Committee. We're not too sure what impact this bill would have on landlords. SF 341 cross references Iowa Code Chapter 216C, subsections 3 and 4. The first subsection deals with public places, and subsection 4 has to do with public accommodations. The implication may mean that a person having an assistive animal who lives in one of your rentals would have the right to have another person help in managing the assistive animal when the person was leaving and returning to your rental. We'll check with the Iowa Civil Rights Commission to see what its interpretation of SF 341 is.

Finally, the largest issue for landlords this session is gaining some kind of relief from the statewide plumbing licensing law. The enforcement side of this law will be coming very soon. If the legislature does not pass SF 224, landlords would not be able to do much with regard to repair and replacement of plumbing and HVAC fixtures in their rentals. The Plumbing Board has a definition of routine maintenance in their administrative rules. However, this definition has limited use for landlords. There are two options for landlords with regard to SF 224. The first is that SF 224 could pass and have in it a total exemption for those landlords who have five housing

units or fewer. If you have over five units, you could obtain a facilities maintenance license, which would allow you to repair and replace all plumbing and HVAC which didn't involve any kind of change of design. In other words, you could repair and replace like items. This type of special license would probably cost about \$50 for a two-year license. There would also be a four hours per license term continuing education requirement. Your association would be able to sponsor these educational sessions, but it would have to be approved by the Plumbing Board.

The other option for SF 224 is to see a new definition of routine maintenance. Such a definition would have the same component as the proposed special license in that you could repair and replace like items. The difference would be that you wouldn't have to have a special license. At this point, we're not sure which option the legislature will choose.



### **Toll-Free Tax Help From the IRS**

The deadline for filing most individual income tax returns is April 15. You can get answers to your federal tax questions by calling the IRS Tax Help Line for Individuals at (800) 829-1040. To check the status of your refund, call the Refund Hotline at (800) 829-1954. The Help Line and Refund Hotline are available from 7 a.m. to 10 p.m. (local time) weekdays.

## **Spring Is Here**

### **Spring Maintenance**

Warm weather has finally arrived! Time for your spring maintenance program.

Inspect all gutters and downspouts. Clean them out and make necessary repairs. Inspect the exterior of all buildings and arrange for repairs, repainting and updating.

Check all air conditioners (coils, filters, freon, etc.) to make sure they are in proper working condition.

Check your parking lot for any repairs or striping that may need attending to.

Make sure you have your lawn care service in order and begin adding flowers and mulch throughout the grounds.

General cleaning up of the grounds to include trees, bushes and repairing and/or painting any signs that you may have.

Tenants will feel good about their surroundings, and it will help attract future tenants.



# April 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 <b>APRIL FOOLS</b>	2	3	4
5 Palm Sunday	6	7	8	9	10 Good Friday	11
12 Easter	13	14	15  TAX DAY	16 No monthly meeting in lieu of ILA Educational Seminar and Trade Show on April 30th	17	18
19	20	21	22 Administrative Professionals Day	23	24	25
26	27	28	29	30 ILA Spring Seminar & Trade Show - Downtown Holiday Inn 8:30 a.m.-3:30 p.m.	<b>happy spring!</b> 	



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RETURN SERVICE REQUESTED