



IOWA LANDLORD ASSOCIATION NEWSLETTER
www.iowalandlord.org

May 2009

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From the Desk of Your Directors

Members enjoyed the new Lunch and Learn format at Mama Lacona's during March, and because we do what works for you, we will do another Lunch and Learn on Thursday, May 21. (See details on page 2)

Speaking of great ILA functions: your Spring Educational Seminar and Trade Show just keeps getting better and better. Our thanks to the speakers, vendor partners, members, guests and staff for making these events so successful. Look for pictures and a recap of the seminar in your June Newsletter.

Heather Heckman, your Public Relations Chairperson and vendor partner representative for The Des Moines Register, has arranged a charitable event.

Habitat for Humanity volunteers build houses for deserving people. So, be prepared to roll up your sleeves and show us your building skills. There is also room for those of us who do not possess great building skills. Habitat for Humanity will notify us when the weather is right and the materials are ready. Please join us and show the community what good caring landlords can do. Call or email Connie to be added to the list of volunteers.



New Member

Nick Wynen - Ankeny, Iowa

New Vendor Partners

Alliant Energy - Cedar Rapids, Iowa (See their introduction on page 2 of this Newsletter)

MidAmerican Energy - Des Moines, Iowa (see details on page 3 of this Newsletter)

2nd Wind Exercise Equipment - Cedar Rapids, Iowa (look for their introduction in next month's Newsletter)

We would like to WELCOME this month's new members!

NEW VENDOR



Interstate Power and Light Co. (IPL), an Alliant Energy company, provides rewards for energy efficient equipment purchases. Whether it's ENERGY STAR® rated lighting or appliances, insulation or heating and cooling equipment, we can help make energy smart choices more affordable. A good place to start is with an energy audit. During the audit, an energy expert will analyze the features of your building and select units. The auditor may also install some energy-saving products including CFLs and water saving devices at no cost to you. For more information and qualifications, call 1-866-ALLIANT (1-866-255-4268) or visit us at alliantenergy.com/rewards today.



LUNCH AND LEARN

We would like to thank those who attended the first Lunch and Learn last month at Mama Lacona's. Our guest speaker, Amy Lunzing from Dale Carnegie, supplied us with questions and techniques on attracting potential tenants and how to retain your current tenants. Thank you to Keith Denner and Rex McClafin for their role playing parts as landlord and potential tenant.



Members enjoyed a buffet lunch at Mama Lacona's during the first ILA Lunch and Learn.

ILA Legislative Report

Joe Kelly
ILA Lobbyist



ILA Lobbyist Honored at Capitol

Joe Kelly, lobbyist for Iowa Landlords Association for the past 18 years, was elected as an honorary member of the Iowa Pioneer Lawmakers Association (IPLA) on April 1. The IPLA was begun in 1886 when current lawmakers invited back to Des Moines those early lawmakers from the beginning days of the General Assembly. IPLA has met every two years since that time. Legislators automatically become members 20 years after their first year

May Lunch and Learn

The Lunch and Learn for May will again be held at Mama Lacona's, 2743 86th Street in Urbandale on May 21. The lunch starts at 11:30 a.m. and lasts until approximately 1 p.m. The cost of the luncheon buffet is \$15 per person. Our presentation and topic of discussion will be effective tenant screening and selection.

Please make your reservations by contacting Connie at (515) 255-0675 or emailing us at: ilaservices@iowalandlord.org. We are limited as to seating so sign up now!

There will not be a Lunch and Learn during the summer because we will be holding our Breakfast meetings at the Cub Club in Principal Park. Complete details on the June breakfast meeting will be in June's Newsletter.

of service in the legislature. Honorary members are elected by the legislature, but have to have 20 years of service. Kelly has been a lobbyist for 28 years. The induction ceremony took place in the House Chambers during a joint meeting of the House and Senate on April 1. Two other lobbyists became honorary members. This makes a total of 12 lobbyists as honorary members who are still working at the Capitol. Fourteen lawmakers were inducted on April 1, bringing the total legislative membership to 362.



Legislative Report

As you're reading this report, the legislature may have just adjourned or is getting very close to adjournment. Even though the expense money for legislators doesn't run out until May 1, it's the general feeling of everyone involved that the legislative session needs to end soon. With the economy soft and revenues coming into the state slowing down, the decisions just keep getting tougher.

ILA has been working on about 28 bills this session. Most of the bills aren't going to be considered this year. All will be eligible for consideration in 2010.

In the last report, I wrote about the three bills of some interest to landlords that might pass. One of those bills has passed and was signed into law by Governor Culver on April 2nd. HF 314, proposed by the Iowa Department of Health, covered a number of issues. The part that landlords supported was the section dealing with the licensing of lead paint renovators. We would either have the state of Iowa doing the licensing or have the federal government run the licensing program. We always support state licensing over federal or even local licensing.

SF 341, introduced by Senator Brad Zaun (R-Urbandale), was a bill that was designed to protect a person who is helping to manage an assistive animal for someone who needs the animal. SF 341 easily passed the Senate, but it is not going to be considered by the House this year. The Iowa Department of Education changed its position on the bill from undecided to against. This opposition is probably what has held up the bill. We're not sure why the Department is opposed. After reviewing SF 341 with the Iowa Civil Rights Commission, we didn't think SF 341 had much, if any, impact on landlords.

ILA has become involved with HF 712. We have registered as opposed to HF 712, the private cause of action bill that would allow lowans to file consumer fraud lawsuits. Under current law, only the Attorney General can use the consumer fraud statutes. ILA is opposed for the reasons that other business groups oppose HF 712: as written, HF 712 could invite lawsuits. It would allow attorneys to seek class action lawsuits. ILA is also concerned that too many interest groups have gotten themselves exempted from the bill. If the state is truly going to have a private right of action for consumer fraud, we shouldn't pick winners and losers among our businesses and professions. Rep. Geri Huser (D-Altoona) has filed an amendment that makes the bill more palatable to ILA.

Finally, the bill that we've spent the most time on in 2009 is SF 224, the plumbing/HVAC licensing bill. SF 224 was in pretty good shape when it passed the Senate. We all thought everyone had agreed on the various items in the bill. For landlords, we were seeking the exemption from licensing so long as we were just performing routine maintenance, with repair and replacement of fixtures allowed so long as we didn't change the design or institute complete renovations. SF 224 has bogged down in the House. As a matter of fact, SF 224 can't be called up for debate in the House now because it didn't make the last procedural hurdle, being put on the unfinished business calendar by April 10th. There is still some chance that we can convince leaders to include SF 224 as an amendment to another bill. If that's not successful, then SF 224 would be on the agenda in 2010.



NEW VENDOR



MidAmerican Energy Multi-Family Housing Program

In today's economy, investment property owners are looking for ways to reduce energy costs and improve the value of their properties. Lower energy costs lead to more satisfied tenants and higher occupancy rates. With the approval of a new five-year energy efficiency plan for years 2009-2013, MidAmerican is offering a new Multi-Family Housing program June 1, 2009. The program provides a free energy audit with a report outlining energy saving recommendations and available incentives or financing. In addition, the energy auditor provides free direct installs such as CFL lamps, showerheads and faucet aerators. Do your part to save some green. Call 800-894-9599 to learn more and schedule your free energy audit today!

May 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Happy May Day	2
3	4	5	6	7	8	9
10 Mother's Day	11	12	13	14	15	16
17	18	19	20	21 Lunch & Learn - 11:30 - 1:00 Mama Lacona's, 2743 86th St., Urbandale	22	23
24/31	25 Memorial Day (Observed) - ILA Offices Closed	26	27	28	29	30



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