

Iowa

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Iowa. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 110 compliance requirements across 16 categories

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1. ACCESS & ENTRY

- **1. Landlord Entry Rights** (Iowa Code § 562A.19)
■ *Legal Reference:* [Iowa Code § 562A.19](#) (click to view statute)
- **2. Entry Notice Requirements** (Iowa Code § 562A.19(3))
■ *Legal Reference:* [Iowa Code § 562A.19\(3\)](#) (click to view statute)
- **3. Emergency Entry** (Iowa Code § 562A.19(2))
■ *Legal Reference:* [Iowa Code § 562A.19\(2\)](#) (click to view statute)
- **4. Entry for Showings** (Iowa Code § 562A.19)
■ *Legal Reference:* [Iowa Code § 562A.19](#) (click to view statute)
- **5. Entry for Repairs** (Iowa Code § 562A.19)
■ *Legal Reference:* [Iowa Code § 562A.19](#) (click to view statute)
- **6. Tenant Privacy Rights** (Iowa Code § 562A.19, § 562A.35)
■ *Legal Reference:* [Iowa Code § 562A.19, § 562A.35](#) (click to view statute)

2. ADDITIONAL IMPORTANT STATUTES

- **1. Landlord Liens Abolished** (Iowa Code § 562A.31)
■ *Legal Reference:* [Iowa Code § 562A.31](#) (click to view statute)
- **2. Right to Summon Emergency Assistance** (Iowa Code § 562A.27B)
■ *Legal Reference:* [Iowa Code § 562A.27B](#) (click to view statute)
- **3. Firearm Possession in Rental Unit** (Iowa Code § 562A.11(9))
■ *Legal Reference:* [Iowa Code § 562A.11\(9\)](#) (click to view statute)
- **4. Attorney Fees** (Iowa Code § 562A.12(8))
■ *Legal Reference:* [Iowa Code § 562A.12\(8\)](#) (click to view statute)
- **5. Small Claims Court** (Iowa Code § 631.1)
■ *Legal Reference:* [Iowa Code § 631.1](#) (click to view statute)

● **6. Notice Service Methods** (Iowa Code § 562A.8, § 562A.29A)

■ *Legal Reference:* [Iowa Code § 562A.8, § 562A.29A](#) (click to view statute)

● **7. Waiver of Rights** (Iowa Code § 562A.11)

■ *Legal Reference:* [Iowa Code § 562A.11](#) (click to view statute)

3. CORE LEASE REQUIREMENTS

● **1. Lease Formation & Disclosures** (Iowa Code § 562A.13)

■ *Legal Reference:* [Iowa Code § 562A.13](#) (click to view statute)

● **2. Written Lease Requirements** (Iowa Code § 562A.9)

■ *Legal Reference:* [Iowa Code § 562A.9](#) (click to view statute)

● **3. Lease Language Requirements** (Iowa Code § 562A.11)

■ *Legal Reference:* [Iowa Code § 562A.11](#) (click to view statute)

● **4. Lease Addendums** (Various Iowa Code § 562A sections)

■ *Legal Reference:* [Various Iowa Code § 562A sections](#) (click to view statute)

● **5. Lease Renewal** (Iowa Code § 562A.34, § 562A.9)

■ *Legal Reference:* [Iowa Code § 562A.34, § 562A.9](#) (click to view statute)

● **6. Lease Termination** (Iowa Code § 562A.34)

■ *Legal Reference:* [Iowa Code § 562A.34](#) (click to view statute)

● **7. Early Termination** (Iowa Code § 562A.21, § 562A.25)

■ *Legal Reference:* [Iowa Code § 562A.21, § 562A.25](#) (click to view statute)

4. EVICTION & TERMINATION

● **1. Notice to Quit for Nonpayment** (Iowa Code § 562A.27(2), § 648.3)

■ *Legal Reference:* [Iowa Code § 562A.27\(2\), § 648.3](#) (click to view statute)

● **2. Notice for Lease Violations** (Iowa Code § 562A.27(1))

■ *Legal Reference:* [Iowa Code § 562A.27\(1\)](#) (click to view statute)

● **3. Notice for No-Cause** (Iowa Code § 562A.34)

■ *Legal Reference:* [Iowa Code § 562A.34](#) (click to view statute)

● **4. Eviction Procedures** (Iowa Code Chapter 648, § 562A.27)

■ *Legal Reference:* [Iowa Code Chapter 648, § 562A.27](#) (click to view statute)

● **5. Self-Help Eviction Prohibitions** (Iowa Code § 562A.26, § 562A.33)

■ *Legal Reference:* [Iowa Code § 562A.26, § 562A.33](#) (click to view statute)

● **6. Tenant Defenses** (Iowa Code § 562A.24, § 562A.27(4))

■ *Legal Reference:* [Iowa Code § 562A.24, § 562A.27\(4\)](#) (click to view statute)

● **7. Expedited Evictions** (Iowa Code § 562A.27A)

■ *Legal Reference:* [Iowa Code § 562A.27A](#) (click to view statute)

● **8. Post-Eviction** (Iowa Code § 562A.29, § 562A.32)

■ *Legal Reference:* [Iowa Code § 562A.29, § 562A.32](#) (click to view statute)

● **9. Eviction Records** (No specific statute)

■ *Legal Reference:* No specific statute

5. FAIR HOUSING & DISCRIMINATION

● **1. Protected Classes** (Iowa Code § 216.8, Federal Fair Housing Act)

■ *Legal Reference:* [Iowa Code § 216.8, Federal Fair Housing Act](#) (click to view statute)

● **2. Reasonable Accommodations** (Iowa Code § 216.8A, Federal FHA)

■ *Legal Reference:* [Iowa Code § 216.8A, Federal FHA](#) (click to view statute)

● **3. Familial Status** (Iowa Code § 216.8, Federal FHA)

■ *Legal Reference:* [Iowa Code § 216.8, Federal FHA](#) (click to view statute)

● **4. Source of Income** (Iowa Code § 331.304.13, § 364.3.13)

■ *Legal Reference:* [Iowa Code § 331.304.13, § 364.3.13](#) (click to view statute)

● **5. Criminal History** (No specific statute)

■ *Legal Reference:* No specific statute

● **6. Immigration Status** (Federal Fair Housing Act)

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

6. FINANCIAL TERMS

● **1. Rent Amount & Payment (Iowa Code § 562A.9)**

■ *Legal Reference:* [Iowa Code § 562A.9](#) (click to view statute)

● **2. Rent Increases (Iowa Code § 562A.13(5), § 364.3)**

■ *Legal Reference:* [Iowa Code § 562A.13\(5\), § 364.3](#) (click to view statute)

● **3. Late Fees (Iowa Code § 562A.9(4))**

■ *Legal Reference:* [Iowa Code § 562A.9\(4\)](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **7. Pet Fees & Deposits (No specific statute (except service/assistance animals))**

■ *Legal Reference:* [No specific statute \(except service/assistance animals\)](#) (click to view statute)

● **8. Utilities (Iowa Code § 562A.15, § 562A.23)**

■ *Legal Reference:* [Iowa Code § 562A.15, § 562A.23](#) (click to view statute)

7. LOCAL ORDINANCES

● **1. City-Specific Requirements (Various municipal codes)**

■ *Legal Reference:* [Various municipal codes](#) (click to view statute)

● **2. HOA Rules (Iowa Code Chapter 499B (Horizontal Property Act - Condominiums))**

■ *Legal Reference:* [Iowa Code Chapter 499B \(Horizontal Property Act - Condominiums\)](#) (click to view statute)

● **3. Condo Association Rules (Iowa Code Chapter 499B)**

■ *Legal Reference:* [Iowa Code Chapter 499B](#) (click to view statute)

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

8. PET POLICIES

● **1. Pet Permissions (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **2. Pet Deposits & Fees (No specific statute (except service animals))**

■ *Legal Reference:* [No specific statute \(except service animals\)](#)

● **3. Pet Rent (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **4. Breed Restrictions (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Service Animals (Federal ADA, Iowa Code § 216.8B)**

■ *Legal Reference:* [Federal ADA, Iowa Code § 216.8B](#) (click to view statute)

● **6. Emotional Support Animals (Federal FHA)**

■ *Legal Reference:* [Federal FHA](#) (click to view statute)

● **7. Pet Addendums (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **8. Pet Damage Liability (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

9. PROPERTY CONDITIONS

● **1. Habitability Standards (Iowa Code § 562A.15)**

■ *Legal Reference:* [Iowa Code § 562A.15](#) (click to view statute)

● **2. Essential Services (Iowa Code § 562A.23, § 562A.15)**

■ *Legal Reference:* [Iowa Code § 562A.23, § 562A.15](#) (click to view statute)

● **3. Repair & Maintenance (Iowa Code § 562A.15)**

■ *Legal Reference:* [Iowa Code § 562A.15](#) (click to view statute)

● **4. Repair & Deduct** (Iowa Code § 562A.23, § 562A.27(4))

■ *Legal Reference:* [Iowa Code § 562A.23, § 562A.27\(4\)](#) (click to view statute)

● **5. Constructive Eviction** (Iowa Code § 562A.21)

■ *Legal Reference:* [Iowa Code § 562A.21](#) (click to view statute)

● **6. Mold & Environmental Hazards** (Iowa Code § 562A.13(6))

■ *Legal Reference:* [Iowa Code § 562A.13\(6\)](#) (click to view statute)

● **7. Bed Bugs** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **8. Lead-Based Paint** (Federal law (42 U.S. Code § 4852d))

■ *Legal Reference:* [Federal law \(42 U.S. Code § 4852d\)](#) (click to view statute)

● **9. Asbestos Disclosure** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **10. Radon Disclosure** (No specific statute)

■ *Legal Reference:* *No specific statute*

● **11. Smoke & Carbon Monoxide Detectors** (Iowa Code § 100.18 (smoke alarms))

■ *Legal Reference:* [Iowa Code § 100.18 \(smoke alarms\)](#) (click to view statute)

10. PROPERTY MANAGEMENT SPECIFIC

● **1. Licensing Requirements** (Iowa Code Chapter 543B (Real Estate Brokers and Salespersons))

■ *Legal Reference:* [Iowa Code Chapter 543B \(Real Estate Brokers and Salespersons\)](#) (click to view statute)

● **2. Trust Account Requirements** (Iowa Code § 562A.12(2))

■ *Legal Reference:* [Iowa Code § 562A.12\(2\)](#) (click to view statute)

● **3. Property Manager Disclosure** (Iowa Code § 562A.13(1))

■ *Legal Reference:* [Iowa Code § 562A.13\(1\)](#) (click to view statute)

● **4. Owner Disclosure** (Iowa Code § 562A.13(1))

■ *Legal Reference:* [Iowa Code § 562A.13\(1\)](#) (click to view statute)

● **5. Change of Ownership** (Iowa Code § 562A.12(5)(6))

■ *Legal Reference:* [Iowa Code § 562A.12\(5\)\(6\)](#) (click to view statute)

● **6. Property Registration (No statewide statute)**

■ *Legal Reference:* [No statewide statute](#)

● **7. Inspection Requirements (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

11. REPORTING & DOCUMENTATION

● **1. Record Retention (No specific statute for landlords)**

■ *Legal Reference:* [No specific statute for landlords](#)

● **2. Rent Payment Records (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **3. Maintenance Logs (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **4. Inspection Reports (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **5. Lead Registry (Federal law)**

■ *Legal Reference:* [Federal law](#) (click to view statute)

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#)

12. RETALIATION & HARASSMENT

● **1. Anti-Retaliation (Iowa Code § 562A.36)**

■ *Legal Reference:* [Iowa Code § 562A.36](#) (click to view statute)

● **2. Harassment Prohibitions (Iowa Code § 562A.19, § 562A.35)**

■ *Legal Reference:* [Iowa Code § 562A.19, § 562A.35](#) (click to view statute)

● **3. Privacy Violations (Iowa Code § 562A.35)**

■ *Legal Reference:* [Iowa Code § 562A.35](#) (click to view statute)

13. SECURITY DEPOSITS

- 1. Security Deposit Limits (Iowa Code § 562A.12(1))
■ Legal Reference: [Iowa Code § 562A.12\(1\)](#) (click to view statute)
- 2. Security Deposit Storage (Iowa Code § 562A.12(2))
■ Legal Reference: [Iowa Code § 562A.12\(2\)](#) (click to view statute)
- 3. Security Deposit Return (Iowa Code § 562A.12(3))
■ Legal Reference: [Iowa Code § 562A.12\(3\)](#) (click to view statute)
- 4. Allowable Deductions (Iowa Code § 562A.12(3))
■ Legal Reference: [Iowa Code § 562A.12\(3\)](#) (click to view statute)
- 5. Itemization Requirements (Iowa Code § 562A.12(3))
■ Legal Reference: [Iowa Code § 562A.12\(3\)](#) (click to view statute)
- 6. Penalties for Wrongful Withholding (Iowa Code § 562A.12(4)(7))
■ Legal Reference: [Iowa Code § 562A.12\(4\)\(7\)](#) (click to view statute)
- 7. Walk-Through Inspections (No specific statute)
■ Legal Reference: *No specific statute*

14. SPECIAL PROPERTY TYPES

- 1. Mobile Homes (Iowa Code Chapter 562B (Mobile Home Parks Residential Landlord and Tenant Law))
■ Legal Reference: [Iowa Code Chapter 562B \(Mobile Home Parks Residential Landlord and Tenant Law\)](#) (click to view statute)
- 2. Subsidized Housing (Federal HUD regulations)
■ Legal Reference: [Federal HUD regulations](#) (click to view statute)
- 3. Student Housing (No specific statute)
■ Legal Reference: *No specific statute*
- 4. Senior Housing (Federal Fair Housing Act (exemption for 55+ and 62+ housing))
■ Legal Reference: [Federal Fair Housing Act \(exemption for 55+ and 62+ housing\)](#) (click to view statute)

● **5. Short-Term Rentals (No statewide statute)**

■ *Legal Reference: No statewide statute*

● **6. Commercial Property (No corresponding statute)**

■ *Legal Reference: No corresponding statute*

15. SPECIAL SITUATIONS

● **1. Domestic Violence (Iowa Code § 562A.27, Federal VAWA)**

■ *Legal Reference: [Iowa Code § 562A.27, Federal VAWA](#) (click to view statute)*

● **2. Military Service (SCRA) (Federal Servicemembers Civil Relief Act (SCRA))**

■ *Legal Reference: [Federal Servicemembers Civil Relief Act \(SCRA\)](#) (click to view statute)*

● **3. Death of Tenant (No specific statute)**

■ *Legal Reference: No specific statute*

● **4. Foreclosure (Federal Protecting Tenants at Foreclosure Act (expired 2014))**

■ *Legal Reference: [Federal Protecting Tenants at Foreclosure Act \(expired 2014\)](#)*

● **5. Condemnation (No specific statute)**

■ *Legal Reference: No specific statute*

● **6. Disaster/Casualty Loss (Iowa Code § 562A.25)**

■ *Legal Reference: [Iowa Code § 562A.25](#) (click to view statute)*

● **7. Bankruptcy (Federal Bankruptcy Code)**

■ *Legal Reference: [Federal Bankruptcy Code](#) (click to view statute)*

16. TENANT RIGHTS

● **1. Quiet Enjoyment (Iowa Code § 562A.19, § 562A.35)**

■ *Legal Reference: [Iowa Code § 562A.19, § 562A.35](#) (click to view statute)*

● **2. Guest Policies (No specific statute)**

■ *Legal Reference: No specific statute*

● **3. Subletting & Assignment (No specific statute (general contract law))**

■ *Legal Reference: No specific statute (general contract law)*

● **4. Lease Transfer (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Tenant Organizing (Iowa Code § 562A.36)**

■ *Legal Reference: [Iowa Code § 562A.36](#) (click to view statute)*

● **6. Complaint Rights (Iowa Code § 562A.36)**

■ *Legal Reference: [Iowa Code § 562A.36](#) (click to view statute)*

● **7. Withholding Rent (Iowa Code § 562A.24, § 562A.27(4))**

■ *Legal Reference: [Iowa Code § 562A.24, § 562A.27\(4\)](#) (click to view statute)*

● **8. Breaking Lease Protections (Federal SCRA, Iowa Code § 562A.21)**

■ *Legal Reference: [Federal SCRA, Iowa Code § 562A.21](#) (click to view statute)*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various municipal codes)**

■ *Legal Reference: [Various municipal codes](#)*

● **2. HOA Rules (Iowa Code Chapter 499B (Horizontal Property Act - Condominiums))**

■ *Legal Reference: [Iowa Code Chapter 499B \(Horizontal Property Act - Condominiums\)](#)*

● **3. Condo Association Rules (Iowa Code Chapter 499B)**

■ *Legal Reference: [Iowa Code Chapter 499B](#)*

● **4. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances](#)

For the most current information, always consult official state sources.

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