



## HOUSE REPUBLICAN STAFF ANALYSIS

Bill:	House File 2471 (Formerly HF 676)	House Committee:	<b>PASSED</b> on February 16 (20-0)
Committee:	Judiciary	House Floor:	
Floor Manager:	Rep. Lohse	Senate Floor:	
Date:	March 14, 2022	Governor:	
Staff:	Amanda Wille (1-5230)		

### Inventory Checklist for Leases

- HF 2471 allows a landlord and tenant to use an inventory checklist.
- The checklist is reviewed by the landlord and tenant. The list helps both parties evaluate the condition of the property at the beginning and end of the lease.

### Section by Section Analysis

#### Section 1- Landlord and Tenant Inventory Checklist (562A.11A)

A landlord and tenant may agree to a checklist at the beginning of the lease to determine the condition of the property.

If they agree to use a checklist, all of the following apply:

- Landlord provides a checklist to the tenant. The checklist details the condition of the property. It includes windows, floors, appliances, furniture, walls, closets, shelves, paint, doors plumbing and electrical.
- Tenant may review the checklist, evaluate the condition of each item and return the list to the landlord within 3 days. If the tenant does not return the checklist they forfeit all rights under this section.
- The checklist shall contain a specific notice encouraging the tenant to fill out the checklist.
- At the end of the tenancy the landlord shall complete a termination inventory checklist and evaluate each item from the original checklist.

The tenant can waive the termination checklist in writing.

This does not apply to land rented for a mobile home

This does not require a landlord to improve the rented property.

Additional checklists are not required for an extension of the lease.

The landlord shall keep a copy of all commencement and termination checklists for at least one year after the tenant moves out.

A landlord that uses a checklist may collect a refundable \$150 deposit. The deposit shall be returned if the checklist is returned in time by the tenant.

Any damage not disclosed on the checklist is presumed to be the fault of the tenant.

Section 2- Uniform Residential Landlord and Tenant Law- Rental Deposits (562A.12)

Conforming language to add the checklists

Section 3- Uniform Residential Landlord and Tenant Law - Rental Deposits (562A.12)

Conforming language to add the checklists

Section 4- Applicability

Applies to all tenancies under 562A that begin after January 1, 2023

---

## **Amendment Analysis**