

HOUSE REPUBLICAN STAFF ANALYSIS

Bill:	House File 652 (HF 415)	House Committee:	PASSED February 25 (20-0)
Committee:	Local Government	House Floor:	PASSED March 13 (89-6)
Floor Manager:	Representative Bloomingdale	Senate Floor:	PASSED April 15 (47-0)
Date:	April 25, 2025	Governor:	SIGNED April 25
Staff:	Jason Covey (1-3626)		

Boards of Adjustment Variance Power

- Allows boards of adjustments to grant variances to zoning ordinances if the variance does not alter the character of the surrounding neighborhood and the owner can prove that practical difficulties are not self-created and are unique to the property.

Section by Section Analysis

Section 1 – Powers of board (Iowa Code 335.15(4))

New Subsection – Allows boards of adjustment to grant variances from zoning ordinances if the property owner prove that practical difficulties are unique to their property and not self-created. Variances cannot significantly alter the character of the surrounding neighborhood.

Section 2 – Powers (Iowa Code 414.12(4))

New Subsection – Allows boards of adjustment to grant variances from zoning ordinances if the property owner prove that practical difficulties are unique to their property and not self-created. Variances cannot significantly alter the character of the surrounding neighborhood.