



2025 CAI Iowa Legislative Session Report

CAI spent Iowa's 2025 legislative session advocating on behalf of the [approximately 295,000 Iowans living in 121,700 homes in nearly 3,000 community associations](#) across the Hawkeye state. Iowa's 2025 session began on January 13 and adjourned on May 2. The legislative session will carry over into 2026.

More than 2,370 pieces of legislation were introduced in Iowa this session. CAI tracked 38 bills that either directly or indirectly impacted community associations. Below is a brief overview of legislation directly impacting community associations:

[HSB 162](#)/ [HF 947](#)/ [SF 592](#)/ [SSB 1182](#) - ACCESSORY DWELLING UNITS

CAI **supported** this legislation, which preserves the ability of community associations to exercise their contractual authority to regulate the placement of accessory dwelling units. The legislation clarifies that an accessory dwelling unit shall be prohibited or limited only to the extent that a state historic building code restriction, deed restriction, or a rule of a common interest community limits or prohibits the construction or use of an accessory dwelling unit. The imposition of an ordinance, motion, resolution, or amendment regulating ADUs that is more restrictive when applied to a common interest community than when applied to a single-family residence is prohibited under this legislation.

This legislation aligns with CAI's [public policy](#) on Accessory Dwelling Units, which states that an association must be able to develop reasonable rules and regulations requiring consistency with the common plan or scheme of the subdivision where accessory dwelling units are located within a community, including restrictions upon design, size, and location. CAI submitted a letter in support of this legislation to the Iowa House Local Government Committee ahead of a hearing.

Status: [SF 592](#) Successfully Signed by Governor on 5/1/2025

[SF 161](#)/ [SF 494](#) – REGULATION OF RESIDENTIAL GARDENS

CAI **sought amendments** to this legislation, which prohibits any rule or regulation that prohibits an individual from establishing, maintaining, or benefiting from a residential garden located on property owned or leased by that individual. CAI sought amendments in order to explicitly state that this legislation does not apply to property located within a community association in order to preserve the ability of community associations to effectively self-govern. An association should be able to develop reasonable rules and



regulations regarding gardening and landscaping practices. CAI submitted letters to the Iowa Senate Local Government Committee ahead of two hearings on this legislation offering recommendations for amendments. These amendments were ultimately not adopted.

Status: Both bills passed committee/subcommittee in chamber of origin; Carry over to 2026

SF 310/ SSB 1094 - FIRE PROTECTION SPRINKLER SYSTEMS

CAI **monitored** this legislation, which would have required the state building code commissioner to adopt as part of the state building code a prohibition on the installation of a fire protection sprinkler system in a residence consisting of fewer than seven units. CAI monitored this legislation to ensure no amendments were made to specify that the provisions would supersede community association bylaws nor introduce additional costs for community associations in Iowa.

Status: Both bills passed committee/subcommittee in chamber of origin; Carry over to 2026

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

GET INVOLVED IN CAI IOWA ADVOCACY EFFORTS!

Track IA Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Iowa. To support their efforts, visit caionline.org/lacdonate and select "Issues Advancement Fund."

Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

CAI IA Contact Information:

For more information, contact CAI's Headquarters Office at government@caionline.org