

# 2026 Iowa Legislative Session Report



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Community Associations Institute (CAI) spent this legislative session advocating on behalf of [approximately 300,000 Iowans who live in 122,000 homes in fewer than 3,000 community associations.](#)

## **Legislative Overview**

In Iowa, bills may be sponsored by individual legislators, legislative committees, or proposed by the Executive or Judicial Branch with legislative sponsorship. Once introduced, a bill must pass both the House and Senate in identical form before being sent to the Governor.

The Governor may sign the bill, veto it (including line-item vetoes for appropriation bills), or take no action. A veto may be overridden by a two-thirds vote in each chamber. If the Governor takes no action during session, a bill becomes law after three calendar days; bills received during the last three calendar days of session must be acted upon within 30 calendar days.

Iowa operates on a two-year General Assembly. Bills that do not pass in the first (odd-numbered) year may carry over to the second (even-numbered) year. In Iowa, legislation Any legislation that was not enacted by the end of the secondary year must be re-introduced. [Learn more about how laws are created in Iowa.](#)

The Iowa General Assembly holds annual sessions, with sessions scheduled for 110 days in odd-numbered years and 100 days in even-numbered years. Sessions typically start in January, often concluding in April, though "overtime" is common. In 2026, the Iowa State Legislature convene on January 12, and was scheduled to adjourn April 21, 100 days after convening. However, due to long-drawn debates on the state budget and property tax reform (two priorities for Iowan legislators in 2026), legislators continued work without per

diem payments or clerks passed the April 12 goal. Iowa lawmakers adjourned sine die on May 3, with the session lasting 112 days.

CAI tracked over 85 pieces of legislation this session, directly advocating on those with the potential to impact those living and working in community associations across the state and beyond. Below is a brief overview:

### **PRIORITY LEGISLATION**

CAI Legislative Action Committees (LACs) **support** legislation that aligns with [CAI's public policy positions](#) and **oppose** legislation that does not. If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees

#### **SF 2448 – Sale Disclosures**

CAI **sought amendments to** this legislation, which it **opposed** as initially written. As introduced, the legislation would have imposed caps on the fees associations could charge for providing sales disclosures and required associations to justify those fees by documenting they did not exceed the direct costs of document production. CAI opposes government mandated fee caps, maintaining that association governance is most effective when decisions are made at the local level to preserve flexibility and efficiency.

CAI members and volunteer advocates worked alongside CAI National on targeted outreach to educate lawmakers on the potential unintended consequences these provisions would have for associations and homeowners statewide. As a result of these efforts, the bill was amended to remove the fee cap and instead to allow associations to charge reasonable, market rate fees for the development and production of closing documents related to sales.

**Status: Successfully amended and became law after being signed by the Governor on 4/30/26. [S.J. 947](#).**

### **CAI MONITORED THE BELOW BILLS**

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

### [HF 2367 - Native Vegetation](#)

CAI [monitored](#) this bill, which would have stated a unit owners association may not prohibit a unit owner from planting or growing native vegetation on their lawn so long as it does not encroach on a neighbor's property or obstruct sidewalks, pathways, streets, public or common elements. The plants could not have interfered with traffic or utilities, and the area must be maintained predominantly free of weeds, invasive species, and trash.

Governance should be allowed to occur at the lowest possible level. [CAI's public policy on Government Regulation of Community Associations](#) elucidates the right of self-determination by those living in associations who elect willing and able volunteers with a substantial vested interest in their own communities. Under this legislation, unit owners associations may have adopted reasonable rules for planned and maintained native vegetation, but the rules could not impair proper maintenance of native vegetation, including restrictions on the height of plants. The bill would not have applied to common areas, shared elements, or any property owned by the association where unit owners lack landscaping authority.

**Status: Bill died in committee.**

### [SF 2369 - Accessory Dwelling Units](#)

CAI [monitored](#) this bill, which addressed the regulation of accessory dwelling units (ADUs). The legislation aligns with [CAI's public policy on accessory dwelling units](#) because it recognized the core principle of self-governance and co-ownership of common property and the community association housing model. CAI supports legislation allowing an association to develop reasonable rules and regulations requiring an ADU's consistency with the common plan or scheme of the subdivision including restrictions on design, size, and location. ADUs were a recurring topic during the 2026 Iowa Legislative Session and CAI monitored several iterations of bills aligned with its public policy. While several bills were introduced and considered ([HSB 618/ HF 2252/ SSB 3070](#)), only SF 2369 became law.

**Status: Bill became law after being signed by the Governor in 4/9/2026. [S.J. 772](#).**

### [SF 2439 – Fire Sprinkler Systems](#)

CAI [monitored](#) this bill, which would have tasked the commissioner with adopting a prohibition on the required installation of a fire protection sprinkler system in a series of attached single-family residences, depending on the size of the residence. CAI monitored this legislation for potential impacts on community associations, as retrofitting requirements can be costly to implement.

**Status: Bill passed subcommittee then died in committee at end of session.**

## Get Involved in CAI's Iowa Advocacy Work through Your Local Chapter!

CAI has 65 chapters worldwide, including Canada, the Middle East, and South Africa. CAI chapters provide information, resources, education programs and best practices designed to help you and your communities throughout Iowa thrive. Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Learn more and join today at <https://www.caionline.org/find-a-chapter/>

### IA Bill Tracking & Legislative Resources

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

[CAI Iowa Legislative Resources](#)

### Support CAI Advocacy in IA

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 and across the country. [Learn More & Donate Today](#) by Selecting "Issues Advancement Fund."

### Register for CAI's 2026 Congressional Advocacy Summit - Sept. 24 in Washington, D.C.

This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry.

[Learn More and Register](#)

## Review CAI's Public Policy Positions



## 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!



[www.caionline.org/Ambassadors](https://www.caionline.org/Ambassadors)