

2025 Legislative Wins

Home Inspection Accountability Act - SF460

The Home Inspection Accountability Act provides guidelines to ensure Iowa consumers are protected during the home inspection process. Under this law, which takes effect July 1, 2025, home inspectors in Iowa are required to comply with the following:

- **Belong to a national association which requires that its members comply with a code of conduct and attend continuing professional education classes as an ongoing condition of membership.**
- **Carry Errors and Omissions insurance to protect the public in cases of error or negligence.**
- **Refrain from performing or offering to perform for an additional fee any repairs to a structure with respect to which the home inspector, the employer of the home inspector or such other business or person has prepared a home inspection report within the preceding 12 months.**
- **Refrain from offering or delivering any commission, referral fee or kickback to the seller of the inspected property or to an agent for either or both of the seller and the buyer for the referral of any business to the home inspector.**
- **Except as otherwise required by law, not deliver a home inspection report to any person other than the client of the home inspector without the client's consent.**

Accessory Dwelling Units - SF592

Iowa REALTORS was proud to be a part of the coalition, led by AARP, to pass SF592, legislation that will increase inventory and support the development of accessible and attainable housing through accessory dwelling units. This legislation, which takes effect on July 1, 2025:

- **Requires a city or country to allow at least one ADU on the same lot as a single family residence.**
- **The ADU must comply with all relevant building code regulations and can only be prohibited based on historic building code restrictions, deed restrictions, or HOA restrictions.**
- **The ADU must not exceed 1,000 sq ft or 50% of the size of the single family residence, whichever is larger.**