

WLF Secures First in U.S. Ruling to End Pandemic-Era Eviction Notice

Iowa Supreme Court sides with WLF client, unanimously rules to return to state law

DES MOINES, IA (January 2025) The Iowa Supreme Court agreed with The Weinhardt Law Firm's contention that the pandemic-era federal rule around eviction notices was intended, as argued, "...to be a temporary measure in response to a temporary crisis," not a permanent change in landlord/tenant law.

On January 24, the Iowa Supreme Court unanimously ruled to provide clarity regarding the legislation enacted as part of the federal CARES Act of March 2020 in response to the COVID-19 outbreak. District courts in Iowa were in conflict, with some holding that Iowa's century-old 3-day notice rule applied, and others saying that the federal COVID-relief rule of 30 days had forever changed the law.

WLF, on behalf of its client The Retreat on 6th, an apartment complex in Cedar Rapids, successfully persuaded the Iowa Supreme Court about the intent of Congress and the CARES Act, emphasizing the need for a decision to return this issue to the realm of state law.

Other states have struggled with interpretation of the lack of a clear end date within the CARES Act's eviction rule. Iowa's ruling is the first in the nation by an appellate court to clearly end the federal intrusion and return this issue to state law.

About The Weinhardt Law Firm

The Weinhardt Law Firm is a boutique firm that specializes in the litigation of complex civil and criminal cases. The firm has extensive experience in all types of civil and criminal matters, but its attorneys concentrate their practices in complex business disputes and the defense of white collar criminal matters. The firm practices in federal and state courts in Iowa and across the United States.

The Weinhardt Law Firm is located at 2600 Grand Avenue, Suite 450, Des Moines, less than 10 minutes from the U.S. Courthouse and the Polk County Courthouse, and eight minutes from the Des Moines International Airport. To learn more, visit www.WeinhardtLaw.com or call (515) 244-3100.