

Real Estate Case Law and Legislative Update

Drake Law School Real Estate Transactions

David Erickson

April 11, 2025



Real Estate Case Law

Restrictive Covenants

- *Pettett v. Krughel*
- Iowa Court of Appeals No. 23-0448
- Filed March 6, 2024



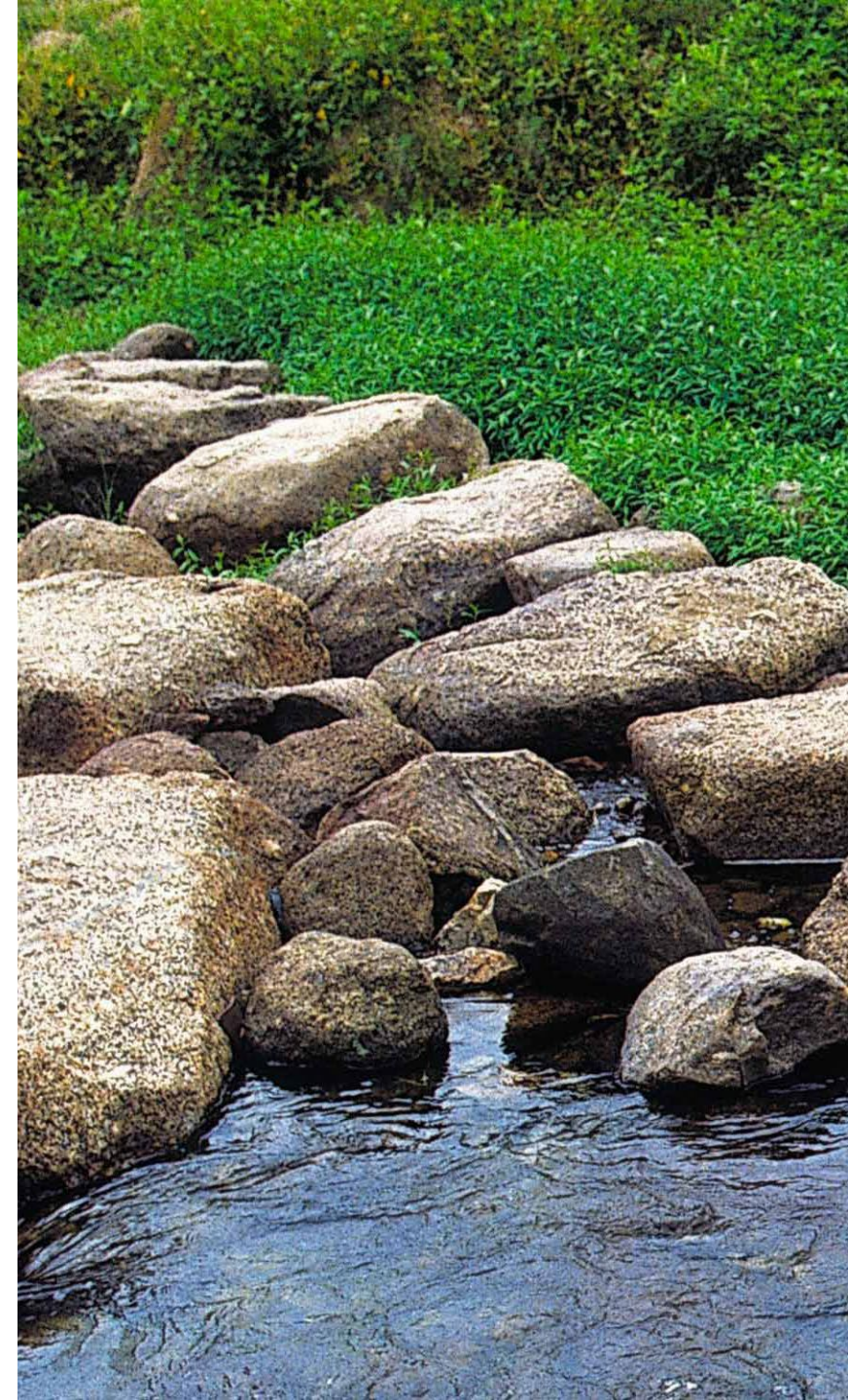
Board of Adjustment

- *Country View Acres Homeowners v. Dickinson County, Iowa and Dickinson County Board of Adjustment*
- Iowa Court of Appeals No. 23-0772
- Filed March 27, 2024



Drainage Ditch

- *Blue Verbrugge Family Farms, LLC v. Hamilton County Board of Supervisors as Trustees of Drainage District No. 71*
- Iowa Court of Appeals No. 22-1797
- Filed March 27, 2024



Trustee's Affidavit Iowa Code §614.15(b)

- *Vaudt v. Wells Fargo Bank, et al.*
- Iowa Supreme Court No. 23-0482
- Filed March 8, 2024

Conditional Use Permits

- *Lime Lounge, LLC v. City of Des Moines, Iowa*
- Iowa Supreme Court No. 22-0473
- Filed March 22, 2024





Takings

- *Sheetz v. County of El Dorado*
- 601 U.S. _____, 2024

Mental Capacity

- *Conservatorship of Janice Geerdes by Laura Jenkins Conservator v. Albert Gomez Cruz*
- Iowa Supreme Court No. 22-1905
- Filed May 17, 2024



Disclosures

- *Mitch Robeoltman and Sabrina Risley v. Timothy Hartkopp*
- Iowa Court of Appeals No. 23-1513
- Filed May 22, 2024



Adverse Possession

- *Carter v. Fricke*
- Iowa Court of Appeals No. 23-0612
- Filed May 22, 2024



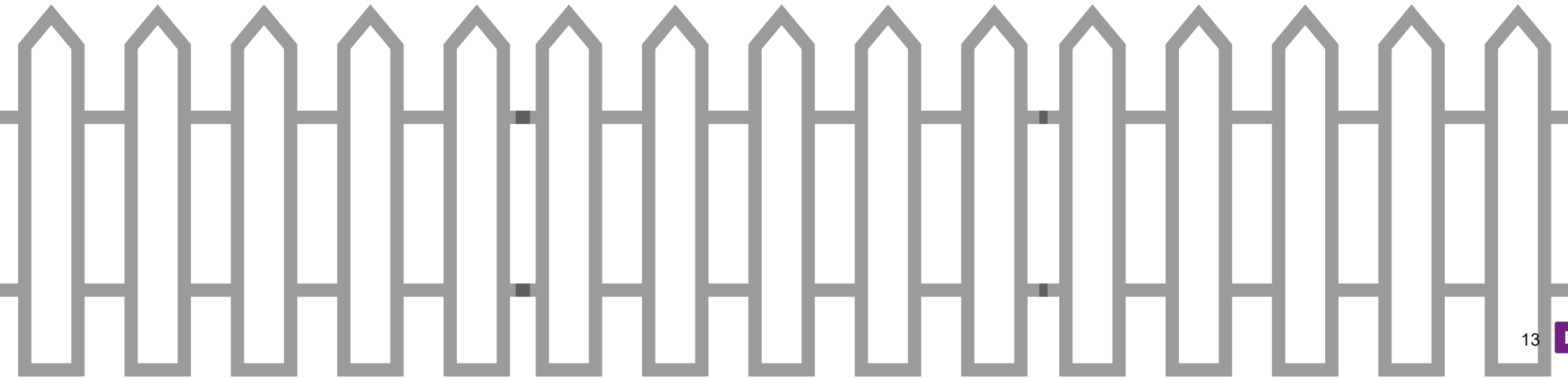
Affidavit of Possession

- *Rivera v. Clear Channel Outdoor, LLC, et al.*
- Iowa Supreme Court No. 23-0679
- Filed June 7, 2024



Boundary of Acquiesce

- *Sundance Land Company, LLC v. Phillip Remmark and Bobbie Remmark*
- Iowa Supreme Court No. 22-0848
- Filed June 14, 2024



Public Improvements

- *Rochon Corporation of Iowa, Inc. n/k/a Graphite Construction Group, Inc. v. Des Moines Area Community College*
- Iowa Supreme Court No. 22-2098
- Filed November 22, 2024



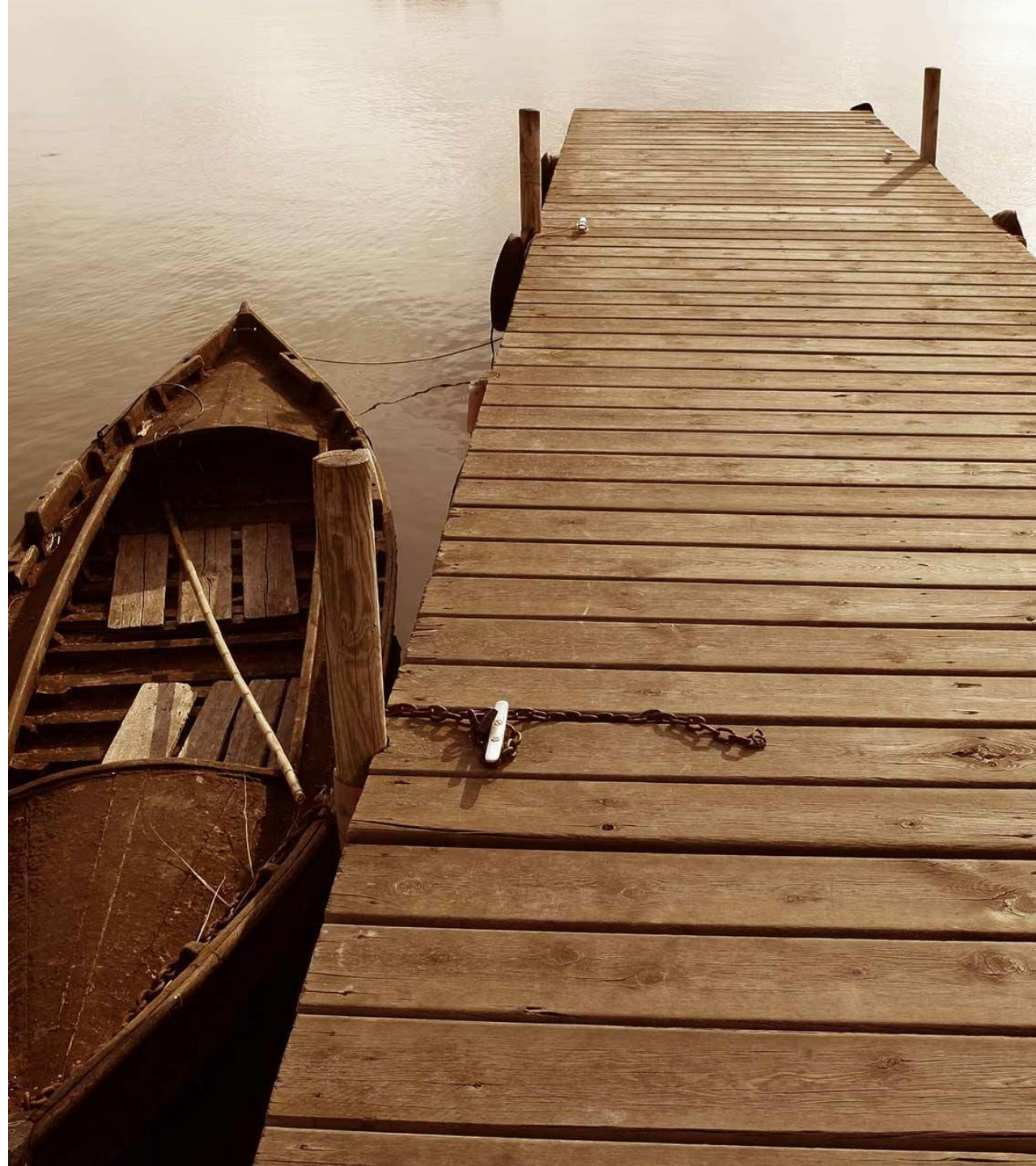
Adverse Possession



- *South Central Iowa Landfill Agency v. Elliott J. Corwin et al.*
- Iowa Court of Appeals No. 23-1232
- Filed November 13, 2024

§614.24 – Use Restrictions and Exceptions

- *Wohloa, Inc. v. The Lake Cabin, LLC*
- Iowa Court of Appeals
No. 23-1557
- Filed August 7, 2024



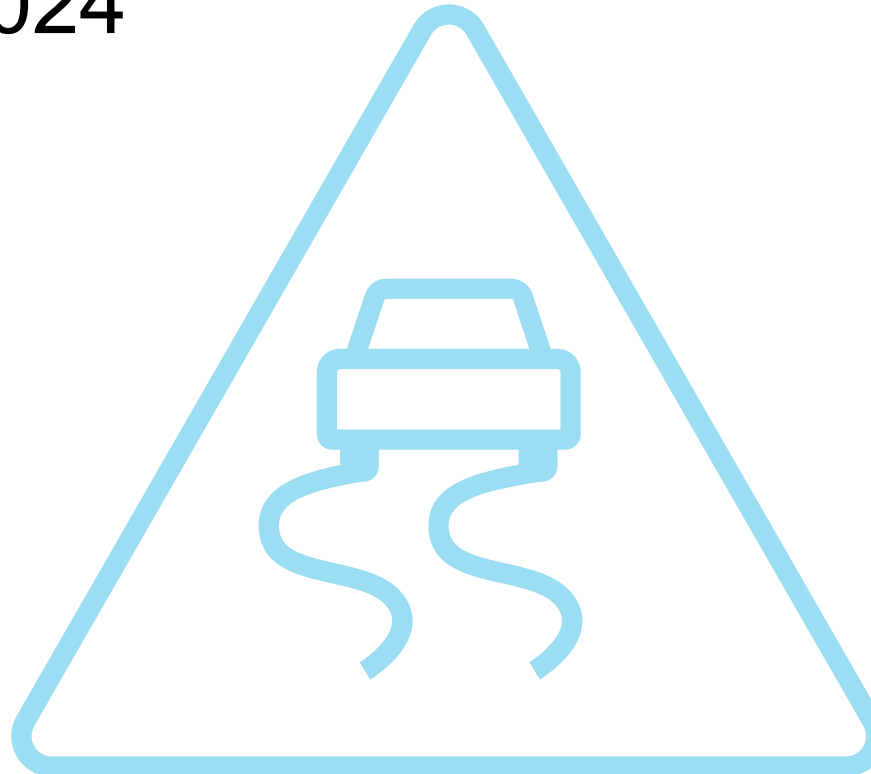
Abandoned Property – Iowa Code § 657A.10B

- *City of Donnellson, Iowa v. Julie Walljasper*
- Iowa Court of Appeals No. 23-1261
- Filed September 4, 2024



Eminent Domain

- *Brendeland v. Iowa Department of Transportation*
- Iowa Supreme Court No. 23-1356
- Filed November 22, 2024



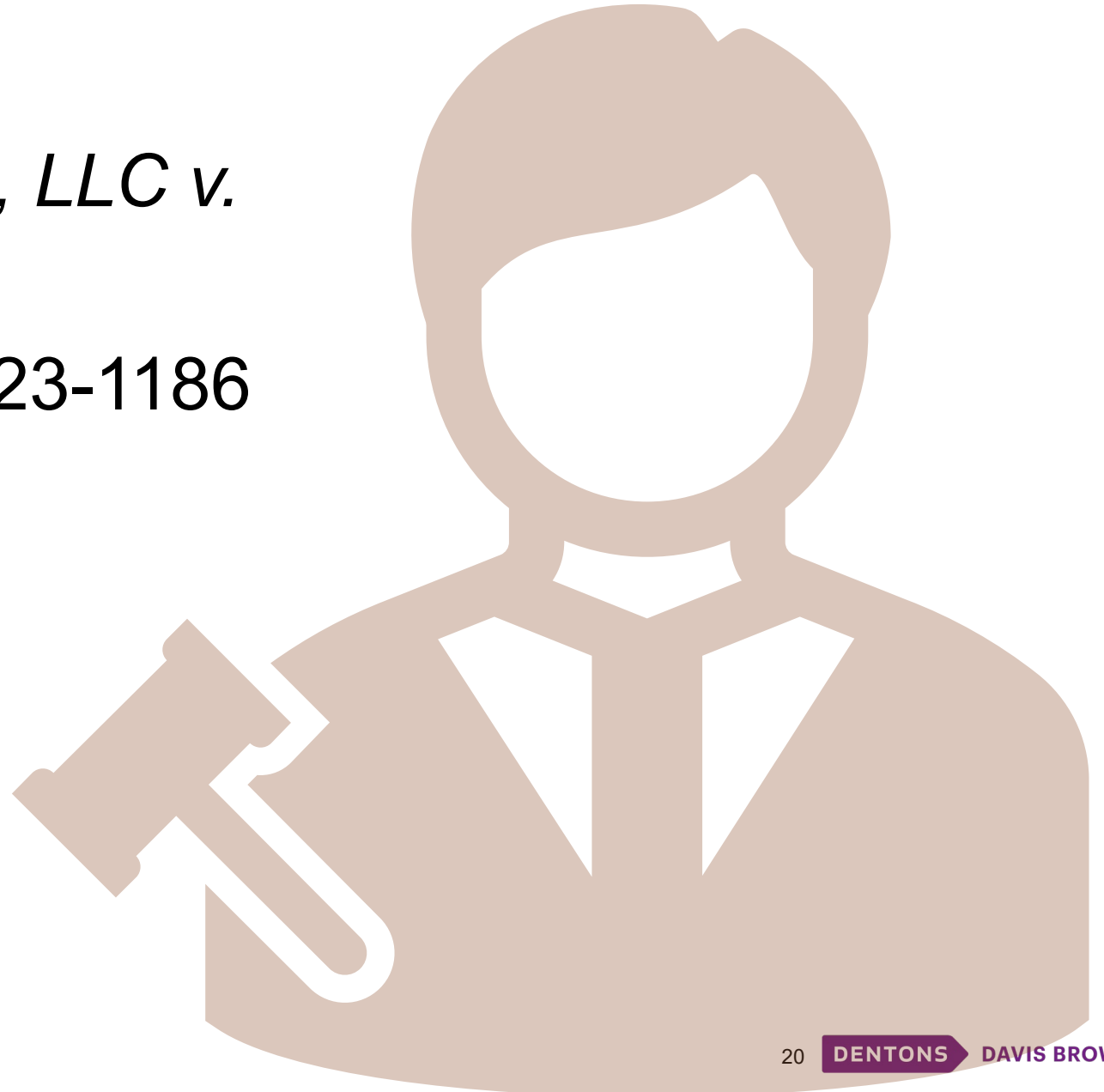
Specific Performance

- *Estates at Woodland Hills, LLC v. Scott Family Properties, LLC*
- Iowa Court of Appeals No. 23-1639
- Filed January 23, 2025



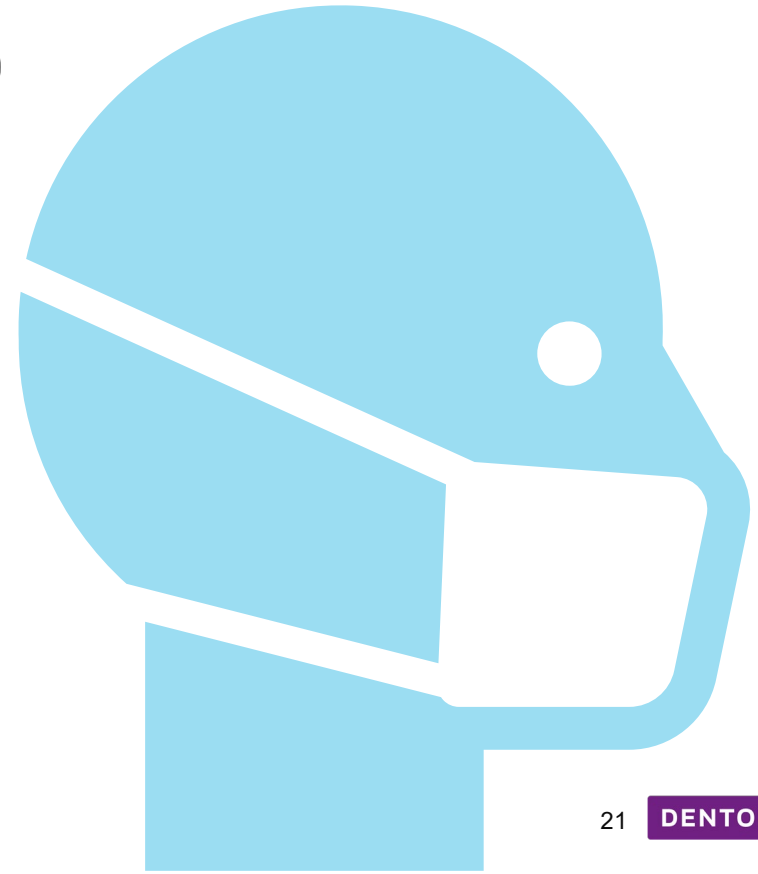
Access Surveyors

- *Summit Carbon Solutions, LLC v. Kent Kasischke*
- Iowa Supreme Court No. 23-1186
- Filed November 22, 2024



FED and COVID Notices

- *MIMG CLXXII Retreat on 6th, LLC v. Mackenzie Miller and Parties in Possession*
- Iowa Supreme Court No. 23-0670
- Filed January 24, 2025



Limited Liability Companies

- *Sharon Kellogg v. Brian Kellogg, et al.*
- Iowa Court of Appeals No. 23-1082
- Filed December 18, 2024





Easements

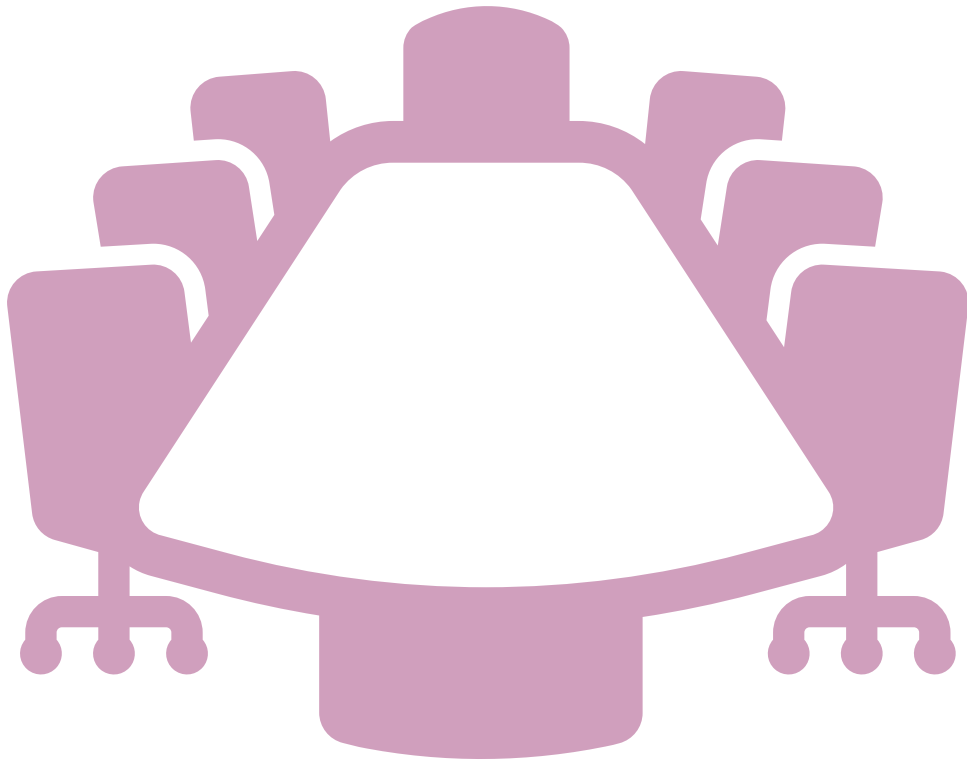
- *Fink v. Lawson*
- Iowa Court of Appeals No. 23-1845
- Filed February 5, 2025

Roofing Contracts

- *Degeneffe v. Home Pride Contractors, Inc.*
- Iowa Supreme Court No. 23-1510
- Filed January 24, 2025



Writs of Certiorari



- *Stuart v. City of Dubuque Building Code Advisory and Appeal Board*
- Iowa Court of Appeals No. 23-1673
- Filed January 23, 2025

Annexation

- *City of Dubuque v. City Development Board*
- Iowa Court of Appeals No. 23-1453
- Filed January 9, 2025



A photograph of the Colorado State Capitol building, a large, ornate, light-colored stone structure with a prominent central dome topped with a golden orb. The building features classical architectural elements like columns and arched windows. In the foreground, there are green trees and a grassy area. A semi-transparent purple overlay covers the upper and middle portions of the image, with the text "Legislative Update" in white. The sky is a clear, pale blue.

Legislative Update

Legislation

Senate File No. 2204 – Restrictions on foreign ownership of agricultural land.

Senate File No. 2268 – Assistance animals and service animals as a reasonable accommodation for housing and requirements for findings of disability.

Senate File No. 2291 – An act relating to real estate brokers and brokerages.

House File No. 2276 – An act relating to the zoning of maternity group homes.

House File No. 2388 – An act relating to the regulation of styles and materials used for residential building exteriors.

House File No. 2485 – An act relating to the regulation of watercraft and equipment on public lakes by common interest communities and certain nonprofit corporations.

DENTONS

DAVIS BROWN

Thank you!

David Erickson

David.Erickson@dentons.com

515-288-2500

Dentons Davis Brown PC

215 10th Street, Suite 1300

Des Moines, Iowa 50309

[dentons.com/iowa](https://www.dentons.com/iowa)

Grow | Protect | Operate | Finance

© 2025 Dentons. Dentons is a global legal practice providing client services worldwide through its member firms and affiliates. This publication is not designed to provide legal advice and you should not take, or refrain from taking, action based on its content. Please see [dentons.com](https://www.dentons.com) for Legal Notices.