



## August Deadlines: Lease Termination

August marks not only the end of summer. It's the time of year when tenants on farmland leases in Iowa need to be notified if the lease agreement is going to change for the following growing season. Iowa has a unique process for terminating a lease.

### Six Month Notice

Why this time of year? Because it is six months before March 1st. For generations, the twelve-month cycle for farm leases goes from March 1st to February 28th. The Iowa Code requires that landlords give their tenants a six-month notice if the lease agreement is going to change. Six months before February 28th is August 31st.

Iowa's code is very specific about how notice should be given, as this paragraph from an article on lease terminations from the Iowa State University Center on Agricultural Law & Taxation shows:

**Written notice may be given as follows:**

**"By mailing the notice *before September 1st* by**

***certified mail. Notice served by certified mail is made and completed when the notice is enclosed in a sealed envelope, with the proper postage on the envelope, addressed to the party or a successor of the party at the last known mailing address and deposited in a mail receptacle provided by the United States postal service."***

In other words, it is not necessary for the tenant to acknowledge receipt by signing the notice. It is important to mail it certified.

You can also hand deliver this to your tenant in person but, in that case, you need get him/her to sign.

### We Can Help

The second page of this newsletter shows a sample termination letter that you could tailor to your situation. Or talk to us if you aren't sure or need help with the details.

Call our office at 641-424-6983—we'll be glad to help you out!

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Mason City, Iowa 50401



American Society  
of Farm Managers  
& Rural Appraisers

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## Notice of Termination of Farm Tenancy

To: \_\_\_\_\_

Date: \_\_\_\_\_

You and each of you are hereby notified that the farm tenancy of the following real estate situated in \_\_\_\_\_ County, Iowa, to-wit:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

will terminate and expire on the first day of March, 20\_\_\_\_, and such tenancy will not continue after said date.

This notice is given to you in accordance with the provision of Chapter 562 of the Code of Iowa, as amended.

You will therefore take notice and govern yourselves accordingly.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Acceptance of Service

The undersigned hereby accept and acknowledge due, timely and legal service of the foregoing notice and acknowledge receipt of copy thereof on the date hereof at \_\_\_\_\_

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_