

SUBLEASES

Subleasing occurs when the original tenant on the lease needs to move out before the end of the lease period and a new tenant rents the unit until the end of the original lease period.

Subleasing is very common in the Iowa City and Coralville area. Typically, the new tenant signs a new lease and pays a security deposit. The original tenant is relieved of any further responsibility and (provided the unit is in good condition) is refunded the security deposit within 30 days.

ORIGINAL TENANTS

Policies vary widely depending on the landlord. Most leases clearly outline subleasing policies. You must get written permission from your landlord to sublease. This applies even if only one roommate is leaving.

You may be responsible for finding someone to sublet your apartment or your landlord may help you. Either way, expect to pay a sublet fee that can vary from \$50 to \$200. The landlord has the right to approve the new tenant.

If you do not receive permission and do not follow your landlord's subleasing policies, you can be held liable for any damages, unpaid rent, processing fees, and resulting court costs to recover damages.

The above policies and guidelines apply to all rental units including rooms for rent, and roommate living arrangements.

NEW TENANTS

If you plan to sublease a rental unit, be sure you have received permission from the landlord and any remaining tenants. Do not accept the word of the original tenant that the arrangement is approved. Without permission, you are subject to eviction as an unauthorized occupant.

UI Students with subleasing questions or concerns should contact Student Legal Services at 319-335-3276.

DISCLAIMER

Information provided on this web site pertaining to tenant/landlord issues and procedures is general information about Iowa Tenant/Landlord Law. ([See Chapter 562A Uniform Residential Landlord and Tenant Law](#)) The information pertains to Iowa law. If you are viewing this site from another state you should be aware that this area of law may differ from state to state.

Before you take any action based on information from this site, please seek legal advice. Your questions and facts are specific to your case. Therefore, information on this site cannot substitute for legal advice from an attorney practicing in your jurisdiction. Again, you should consult an attorney before taking any legal action based on information found on this site.

[UNIVERSITY OF IOWA STUDENT LEGAL SERVICES](#)

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319-335-3276