

562A.6 General definitions.

Subject to additional definitions contained in subsequent articles of this chapter which apply to specific articles or its parts, and unless the context otherwise requires, in this chapter:

1. *"Building and housing codes"* include a law, ordinance, or governmental regulation concerning fitness for habitation, or the construction, maintenance, operation, occupancy, use, or appearance of a premises or dwelling unit.
2. *"Business"* includes a corporation, government, governmental subdivision or agency, business trust, estate, trust, partnership or association, two or more persons having a joint or common interest, and any other legal or commercial entity.
3. *"Dwelling unit"* means a structure or the part of a structure that is used as a home, residence, or sleeping place.
4. *"Good faith"* means honesty in fact in the conduct of the transaction concerned.
5. *"Landlord"* means the owner, lessor, or sublessor of the dwelling unit or the building of which it is a part, and it also means a manager of the premises who fails to disclose as required by section 562A.13.
6. *"Owner"* means one or more persons, jointly or severally, in whom is vested:
 - a. All or part of the legal title to property; or
 - b. All or part of the beneficial ownership and a right to present use and enjoyment of the premises, and the term includes a mortgagee in possession.
7. *"Premises"* means a dwelling unit and the structure of which it is a part and facilities and appurtenances of it and grounds, areas and facilities held out for the use of tenants generally or whose use is promised to the tenant.
8. *"Reasonable attorney's fees"* means fees determined by the time reasonably expended by the attorney and not by the amount of the recovery on behalf of the tenant or landlord.
9. *"Rent"* means a payment to be made to the landlord under the rental agreement.
10. *"Rental agreement"* means an agreement written or oral, and a valid rule, adopted under section 562A.18, embodying the terms and conditions concerning the use and occupancy of a dwelling unit and premises.
11. *"Rental deposit"* means a deposit of money to secure performance of a residential rental agreement, other than a deposit which is exclusively in advance payment of rent.
12. *"Roomer"* means a person occupying a dwelling unit that lacks a major bathroom or kitchen facility, in a structure where one or more major facilities are used in common by occupants of the dwelling unit and other dwelling units. Major facility in the case of a bathroom means toilet, or either a bath or shower, and in the case of a kitchen means refrigerator, stove or sink.
13. *"Single family residence"* means a structure maintained and used as a single dwelling unit. Notwithstanding that a dwelling unit shares one or more walls with another dwelling unit, it is a single family residence if it has direct access to a street or thoroughfare and shares neither heating facilities, hot water equipment, nor any other essential facility or service with another dwelling unit.

14. "*Tenant*" means a person entitled under a rental agreement to occupy a dwelling unit to the exclusion of another.

15. "*Transitional housing*" means temporary or nonpermanent housing.

[C79, 81, § 562A.6]

95 Acts, ch 125, §3