## 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.
- "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. "Presumption" means that the trier of fact must find the existence of the fact presumed unless and until evidence is introduced which would support a finding of its nonexistence.
- 9. "Reasonable attorney 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.
  - 10. "Rent" means a payment to be made to the landlord under the rental agreement.
- 11. "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.
- 12. "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.
  - 13. "Resident" means an occupant of a dwelling unit who is at least eighteen years of age.
- "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.
- 15. "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.
- 16. "Tenant" means a person entitled under a rental agreement to occupy a dwelling unit to the exclusion of another.
  - 17. "Transitional housing" means temporary or nonpermanent housing. [C79, 81, §562A.6] 95 Acts, ch 125, §3; 2013 Acts, ch 97, §2 Referred to in §1350.1, 331.304, 364.3