

558B.1 Definitions.

As used in [this chapter](#), unless the context otherwise requires:

1. *a.* “*Common interest community*” means real estate described in a declaration with respect to which a person, by virtue of the person’s ownership of a unit, is obligated to pay for a share of real estate taxes, insurance premiums, maintenance, or improvement of, or services or other expenses related to, common elements, other units, or other real estate described in the declaration. “*Common interest community*” includes a planned community, a cooperative under [chapter 499A](#), and a horizontal property regime under [chapter 499B](#).

b. “*Common interest community*” does not include any of the following:

(1) A covenant that requires the owners of separate parcels of real estate to share costs or other obligations related to a wall, driveway, well, or other similar structure, unless all such owners consent in writing to the creation of a common interest community.

(2) Real estate described in paragraph “*a*” if all units are owned by a single owner.

2. “*Consumer*” means a natural person being provided a service under a service agreement, or the natural person’s legal representative.

3. “*Record*” means presentation of a document to a county recorder in this state for official placement in the public land records.

4. “*Residential real estate*” means real property located in this state which is used primarily for personal, family, or household purposes and is improved by one to four dwelling units.

5. “*Service agreement*” means a contract under which a person agrees to provide a service in connection with the maintenance of, the purchase of, or the sale of, residential real estate.

[2023 Acts, ch 47, §1](#)