

**261—49.2(404A) Single-family dwelling units.**

**49.2(1)** As part of the evaluation of any application submitted pursuant to this chapter, the authority, including SHPO, shall evaluate whether a property should be classified as a single-family dwelling unit and whether an applicant proposes a qualified rehabilitation project, both as described in Iowa Code section 404A.1(6).

**49.2(2)** To determine whether a property should be classified as a single-family dwelling unit for the purposes of Iowa Code section 404A.1(6), the authority may consider factors such as:

- a.* Whether a dwelling unit is separated from other dwelling units by a ground-to-roof wall;
- b.* Whether the dwelling unit has a separate heating system;
- c.* Whether the dwelling unit has an individual meter for public utilities;
- d.* Whether the dwelling unit has other dwelling units above or below;
- e.* The current use of the property;
- f.* The intended future use of the property;
- g.* The classification of the property by the applicable county assessor; and
- h.* The proportion of the property to be used for residential purposes or to be occupied by the owner as a residence.

**49.2(3)** An applicant shall have the burden to establish that a proposed project including single-family dwelling units will result in two or more new single-family dwelling units that were not available for occupancy as residential housing during the immediately preceding consecutive six months prior to commencement of rehabilitation work on the property and the dwelling units are located in the same neighborhood.

**49.2(4)** The exclusion of single-family dwelling units as qualified rehabilitation projects in Iowa Code section 404A.1(6) does not apply if a Part 1 application was submitted for a property prior to July 1, 2025.

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