



## Providing a Flexible Conceptual Framework to Define “Second Home”: A Systematic Review

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### Abstract

**Purpose** - Although second home ownership is a growing phenomenon and a common lifestyle in most parts of the world, especially in rural areas, there is still no specific conceptual classification to define this phenomenon in the theoretical literature. Due to the complexity and variety of second homes; many definitions, terms and conceptual features have been mentioned regarding this fuzzy concept, increasing the conceptual disturbances in this field even more. To fill this gap, this research aims to provide a flexible conceptual framework to define “second home” through a systematic review of various sources.

**Design/methodology/approach** - In this research, by conducting a systematic review process, 75 international articles were identified for study. Then, the conceptual framework of second homes was formulated in the form of categories, subcategories and conceptual codes using the content analysis method.

**Findings** - The results show that, in total, six categories, including physical characteristics, the pattern of expansion and tenure, spatial characteristics, sensory-emotional characteristics, socioeconomic characteristics and usage characteristics form the “second home” conceptual framework. In this framework, the conceptual categories are stable and repeatable in all contexts, while the conceptual codes are fluid and adaptable in geographical and temporal situations.

**Originality/value** - So far, no systematic review has been done to reduce the conceptual dispersion in the second home literature. The proposed framework highlights two characteristics of fluidity and stability, which help to disambiguate the “second home” concept and it is a suitable alternative for numerous definitions and different conceptual features of the second home. The results of this research can aid scholars in clarifying the second home concept and applying it in different contexts.

**Keywords**- Second home, Conceptual categories, Systematic literature review, Conceptualization, Conceptual framework, Rural areas.

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## 1. Introduction

Since the emergence of the second home as a topic of scholarly reflection, there has been considerable confusion about its definition (Gallent et al., 2004; Visser, 2006; Pienaar & Visser, 2009). Defining “second home” can be complex and challenging due to its transitory and fluid nature (Visser, 2006; Huang & Yi, 2011; Paris, 2009). So far, there is no internationally accepted definition of the “second home” (Anabestani et al., 2012; Mohammadi & Mirtaghian Rudsari, 2017; Czarnecki & Frenkel, 2015; Jaakson, 1986; Visser, 2003, 2006; Hall, 2014; Dijst et al., 2005), but there are different approaches and emphases in each study that it may sometimes be complementary, contradictory or contrasting compared to other studies. Therefore, each of these definitions and conceptual features presented in various research cannot provide a clear description of the second home and generalizing each to the whole may cause errors. On the other hand, the lack of clarity on the second home concept causes conceptual confusion and sometimes ambiguity in its boundary with other types of property such as the primary home and other terms like residential tourism. It has led to the discontinuity of the literature. Subsequently, it is difficult to identify this phenomenon in a geographical context.

The definitions and conceptual characteristics of the second home that have been stated so far include two types. a) They are generalizable (e.g. Coppock, 1977; Goodall, 1987). They practically do not help reduce conceptual confusion and lexical distinction due to their generality. Because they cannot express all the principles that distinguish second homes from other terms and thematic dimensions and the generality still leaves ambiguities in the concept. b) They are partial (e.g. Shucksmith, 1983; Müller & Marjavaara, 2012; Davies & O’Farrell, 1981; Barnett, 2014; Carliner, 2002), which at best can be suitable for a geographical context in specific research. So, the increasing complexity and variety of second homes show that both partial and general definitions cannot be adequate and these attempts fail to explain a framework that addresses all the elements of the second home definition.

To fill this gap, conducting a review study that seeks to form a flexible framework rather than providing partial or general definitions will help

understand the “second home” concept and reduce confusion and fragmentation. This research answers the following questions:

Regardless of general or partial definitions and various characteristics noted in previous studies, what conceptual elements does the second home consist of and in what conceptual framework can it be defined?

To achieve this framework, first of all the relevant sources are selected by the systematic review. Then, they are coded by the content analysis method. Finally, by combining codes, subcategories and categories, it becomes possible to answer the research questions.

## 2. Research Theoretical Literature

There are many conceptual challenges facing second homes. Although “second home” is generally considered the universal term and appears more in statistics and legislation (Czarnecki & Frenkel, 2015), alternatives such as vacation home, holiday home, weekend home, seasonal home, cottage, cabin, residential tourism and additional residence are observed in various studies (Jaakson, 1986; Hoogendoorn, 2011; Casado-Diaz, 1999; Ferrari, 2022; Müller, 2011; Hall, 2014). Also, some terms such as “Bach” in New Zealand, “cottage” in Canada, “dacha” in Russia, and “Sommarstuga” in Sweden (Hall, 2014; Pitkänen, 2008) are applied as “widely used national expressions” (Czarnecki & Frenkel, 2015) in Certain geographical areas. Even semi-mobile and mobile vehicles such as caravans have entered the term “second home” (Müller, 2011). These different terms refer to factors such as time use patterns (Hoogendoorn, 2011), diverse purposes (Jaakson, 1986), function and form (Müller, 2011). This chaotic use of terms further intensifies the fragmentation of the second home concept, especially while the same terms may refer to various things in different countries (Paris, 2009; Huang & Yi, 2011).

Furthermore, the definition of “second home” is described as a “perennial problem” due to its dynamic character (Wallace et al. 2005). For example, some studies consider one of the problems of defining and measuring second homes in various home types that should be included (such as caravans, cottages, and apartments) (Back & Marjavaara, 2017; Hall, 2014; Norris & Winston, 2010). Difficulties in defining property types also increase the complexities of defining the

second home. For example, the distinction between primary and second homes is blurred referencing the dynamic character of second homes (Müller & Marjavaara, 2012; Norris & Winston, 2010; Huang & Yi, 2011; Wu et al., 2018; Light & Brown, 2020; Müller, 2021; Paris, 2009; Visser, 2006; Fialová & Vágner, 2014). Also, emotionally and subjectively, there is no difference between primary and second homes, because many owners feel equally at home in both places (Abbasian & Müller, 2019; Müller & Marjavaara, 2012). In general, the term “second home” is used to refer to various relationships between owners and physical homes (Paris, 2014), reflecting how the home is used rather than stable characteristics associated with the building type (Paris, 2009; Back & Marjavaara, 2017; Paris, 2014; Li & Fan, 2020). The owner decides to use the property as a primary or secondary residence (Czarnecki & Frenkel, 2015). This property use transformation between primary and secondary homes is often not registered (Adamiak et al., 2017). Thus, the second home definition and identification become tricky because it does not constitute a discrete type and is not entirely distinguishable from other accommodation kinds, and the relationship between the second home and different property types is constantly changing (Visser, 2006).

In conceptualizing the second home, different studies pointed to various approaches and emphases. For example, many studies emphasized the leisure and recreational aspect of the second home (Adamiak et al., 2017; Nefedova et al., 2014; Fialová & Vágner, 2014; Ursić et al., 2016; Abrahão & Tomazzoni, 2018), and some research highlighted the non-recreational aspect such as investment (Paris, 2009; Müller, 2007; Abbasian & Müller, 2019; Dykes & Walmsley, 2015; Perles-Ribes et al., 2018; Li & Fan, 2020; Brunetti & Torricelli, 2017; Carliner, 2002; Pienaar & Visser, 2009; Hoogendoorn, 2011). These kinds of dispersions and differences are abundant in the second home concept and intensify the conceptual confusion in this field.

To reduce conceptual confusion, some researchers considered it important to mention some elements in understanding the second home concept.

Coppock (1977) explained the difference between the primary and second home in three components: tenure, frequency of occupancy and usage. Czarnecki & Frenkel (2015) considered more aspects than Coppock and stated that common features between different definitions can be found in five categories: usage, purpose, users, location and ownership. Moreover, Paris (2009) emphasized some features such as purpose, use pattern, consumption type and users in the second home concept as residential use. Although these classifications are a good start to organize this field's conceptual discontinuities, a systematic review that can coherently monitor different sources and reach a conceptual framework to define “second home” has not been done yet.

The possibility of generalizing the definition and conceptual features of the second home and international comparisons are often limited due to issues such as the excessive dependence of second home research on different case study contexts, inconsistent naming problems, lack of a single and universal definition and usage of different approaches and emphases in defining this phenomenon. Paris (2009: 295) believes “All that can be done is... to use consistent definitions where possible”. Despite the fact that using a comprehensive definition may somewhat reduce the world literature dispersion, it still cannot explain the complexities of this concept in various contexts due to its generality. A flexible conceptual framework that can reflect the diversity of second home characteristics in different contexts and reveal the stable conceptual categories of second homes, may overcome the conceptual dispersion in the world literature.

### 3. Research Methodology

Due to the dispersed and inconsistent literature on the “second home” concept, this research categorizes the existing knowledge with a systematic review process. The value of a systematic review is the organized combination of discrete pieces and presenting an overview of the research topic (Silva, 2015). The research process has been carried out in 5 basic steps (Figure 1).

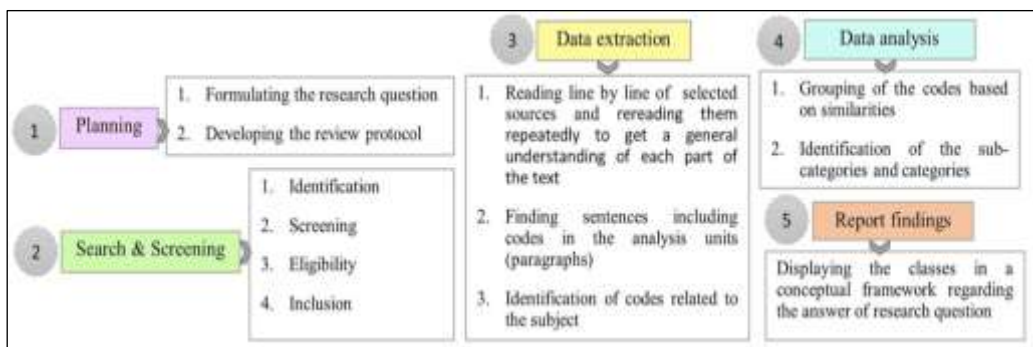


Figure 1. Research process

In the planning step, the fundamental research question was formulated and protocols were presented as a road map to answer it (Okoli & Schabram, 2010). The search and screening step included four levels: identification, screening, eligibility, and inclusion (Figure 2). At the identification level, an advanced search without a time limit was performed in the title, abstract and keywords in scientific international databases. Despite the wide range of terms related to the “second home” in various studies, we often see that in one of the sections of the title, abstract or keywords, “second home” is mentioned along with other used terms. For this reason, there was no need to search for different terms separately, and only the term “second home” was searched. Also, the retrieved results in the Google Scholar database from page 30 onwards were irrelevant. For this reason, the results of first thirty pages of this database and all results of other databases were entered into Endnote 20. At the screening level, the aim was to remove articles with content that did not apply to the research question or the specified criteria (Xiao & Watson, 2019).

At first, duplicate, non-English, non-article sources and the ones whose full text was unavailable were removed. Then the title and keywords of the sources were studied and irrelevant sources were

removed. Afterward, the abstract of selected sources was examined regarding the research topic. The conclusion section was also studied when the abstract did not provide enough information (Brereton et al., 2007; Okoli & Schabram, 2010). Then, full text of the remaining articles was studied as the final screening to check the content relevance.

The authors monitored the screening level twice to reach an agreement and consensus. In the eligibility level, the full text of the selected articles was reviewed according to the eligibility criteria. In the inclusion level, as a supplementary search, 18 articles were also identified by backward and forward searches. Also, by searching the names of key authors on Google Scholar and ResearchGate pages, which have contributed significantly to the body of research, it was ensured that their related studies were included in this article (Xiao & Watson, 2019). In the third and fourth step, the content of the selected sources was coded based on the content analysis method to obtain conceptual elements of the second home definition. In the fifth step, the conceptual framework of the second home, which is the result of the integration and combination of studies, was presented in the form of 6 categories, 34 subcategories and 89 codes.

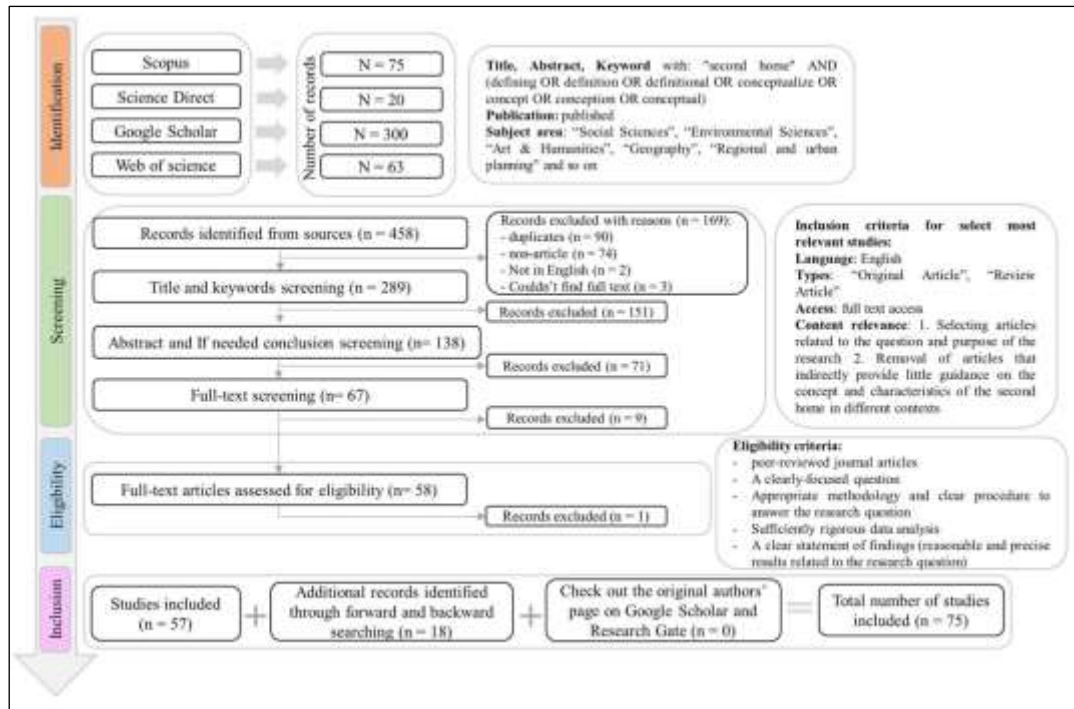


Figure 2. Search and screening process

#### 4. Research Findings

Studies included in the systematic review are shown in table 1. After systematic review and coding of selected sources with the content analysis method, the conceptual framework of the second home is revealed in the form of categories, subcategories and codes. In the following, six titles that represent six conceptual categories of the second home are described. These categories include physical characteristics, the pattern of

expansion and tenure, spatial characteristics, sensory-emotional characteristics, socioeconomic characteristics and usage characteristics. Each category has specific conceptual subcategories and codes that will be explained in their respective title. The proposed framework can formulate the second home concept based on the review of the prior studies and effectively clarify the conceptual ambiguities of this subject area.

Table 1. Selected studies in the systematic review process

Source type	Selected studies
Article	Abbasian & Müller (2019), Abrahão & Tomazzoni (2018), Adamiak et al. (2017), Adamiak (2016), Bachimon et al. (2020), Back & Marjavaara (2017), Barke (2007), Barnett (2014), Bieger et al. (2007), Brunetti & Torricelli (2017), Cabrerizo et al. (2007), Carliner (2002), Casado-Diaz (1999), Chaplin (1999), Chiodelli et al. (2021), Cohen (1974), Czarniecki & Frenkel (2015), Davies & O'Farrell (1981), Dias et al. (2015), Dijst et al. (2005), Dykes & Walmsley (2015), Ellingsen & Hidle (2013), Farstad & Rye (2013), Ferrari (2022), Fialová & Vágner (2014), Flemsæter (2009), Gallent (2015), Gallent (2020), Girard & Gartner (1993), Godbey & Bevins (1987), Haldrup (2004), Hall (2014), Hao et al. (2011), Hiltunen & Rehunen (2014), Hoogendoorn (2011), Huang & Yi (2010), Huang & Yi (2011), Hui (2008), Jaakson (1986), Kauppila (2010), Kheyroddin et al. (2017), Li & Fan (2020), Light & Brown (2020), Mowl et al. (2020), Müller & Marjavaara (2012), Müller (2007), Müller (2011), Müller (2021), Nefedova & Savchuk (2014), Norris & Winston (2010), Nouza et al. (2018), Overvåg (2011), Paris (2009), Paris (2014), Perles-Ribes et al. (2018), Pienaar & Visser (2009), Pitkänen et al. (2017), Pitkänen (2008), Rogerson & Hoogendoorn (2014), Rusanov (2021), Rye (2011), Stiman (2020), Tuulentie & Kietavainen (2020), Tuulentie (2007), Ursić et al. (2016), Vágner et al. (2011), Vepsäläinen & Pitkänen (2010), Visser (2006), Walters & Carr (2015), Wong et al. (2017), Wu & Gallent (2021), Wu et al. (2015), Wu et al. (2018), Yin et al. (2022), Zogal et al. (2022)

#### 4.1 Physical characteristics

“Physical characteristics” as one of the conceptual categories of the second home has five subcategories. In the following, the subcategories and related codes are stated (Table 2).

One of the subcategories of physical characteristics is the “construction pattern” of second home. Among the selected sources, most articles mentioned the “fixed house with structure and foundation” and only 38.7% mentioned the “semi-mobile home” such as caravans. Despite being able to move, semi-mobile homes are usually immobile (Hall, 2014; Light & Brown, 2020). Some studies such as Gallent et al., (2005) emphasized that mobile homes should be considered distinct from second homes. Practically, most research investigated second homes as permanent non-moving structures in their case studies (e.g. Barnett, 2014; Walters & Carr, 2015; Fialová & Vágner, 2014).

“Architectural pattern” is the second subcategory of physical characteristics. The architectural pattern of some second homes is more compatible with the context, but many second homes often turn to non-vernacular architectural patterns which gradually affect the dominant vernacular architectural pattern in the region. Statistically, 10.7 percent of the reviewed articles have mentioned “vernacular” and “non-vernacular” architectural features.

Based on the review, “type of building” is considered the third subcategory of physical characteristics. This subcategory has two codes, including “house” as a single-floor building (such as a cottage, chalet, or villa) and “apartment”. In any region, one of these types may be more











common than the other (Davies & O’Farrell, 1981).

The “background of building” as the fourth subcategory of physical characteristics is classified in two codes. The first code refers to the existing home that is converted from a permanent home to a temporary one due to issues such as migration or inheritance. The second code refers to a building that is purposefully built as a second home.

According to the review, “equipment” is considered the last subcategory of physical characteristics. Unequipped second homes, without modern facilities and technology such as electricity and water and with nostalgic furnishings, are a deliberate imitation of a simpler rural lifestyle and they are unsuitable for long stays (Davies & O’Farrell, 1981). In contrast, well-equipped second homes include a variety of modern amenities, technological furniture and luxury items and do not differ too much from permanent homes in terms of technology, technical standards and comfort, and are suitable for use all year round. In practice, the equipment standard affects the number of visits and length of stays (Hiltunen & Rehunen, 2014; Ellingsen & Hidle, 2013; Overvåg, 2011). Also, Walters & Carr (2015) note the difference between income classes on the amount of second home equipment.

At this point, the review of studies showed that researchers reported various aspects of physical characteristics in the second home concept. This diversity was formulated in different codes, which reveals the degree of flexibility of the second home concept in the category of physical characteristics.

**Table 2. Physical characteristics**

Category	Subcategories	Codes	Frequency (%)	
Physical characteristics	Construction pattern	Fixed house with structure and foundation	74.7	
		Semi-mobile home	38.7	
	Architectural pattern	Vernacular	10.7	
		Non-vernacular	10.7	
	Type of building	House (single-floor building)	45.3	
		Apartment	44.0	
	Background of building	Converted	34.7	
		Purpose-built	40.0	
	Equipment	Simple and unequipped	17.3	
		Well-equipped	14.7	

#### 4.2 The pattern of expansion and tenure

“The pattern of expansion and tenure” as the second conceptual category of the second home has four subcategories. In the following, the subcategories and related codes are presented (Table 3).

“Type of expansion” as the first subcategory of the pattern of expansion and tenure includes two codes: “planned” and “unplanned”. In many contexts, the regional development of second homes may occur spontaneously without strict planning regulations (Hiltunen & Rehunen, 2014; Rusanov, 2021; Adamiak, 2016), which can lead to serious spatial damage (Firoznia et al., 2020). On the other hand, some areas provide an appropriate situation with integrated planning to attract second home buyers (Wong et al., 2017).

Also, the systematic review of studies has shown that the “expansion level” of second homes, as the second subcategory of the pattern of expansion and tenure, includes “domestic” and “international” dimensions. Factors such as higher incomes, housing wealth growth and extensive spatial mobility may cause explosive growth in second (and more) home ownership internationally (Paris, 2009; Ellingsen & Hidle, 2013; Müller, 2011; Vágner et al., 2011). According to Müller (2021), borders are not viewed as obstacles but instead









open up leisure options that are unavailable or expensive in the home country.

Another subcategory third of the pattern of expansion and tenure is “legal dimension”. Although many second homes are legally built, some do not have construction permits and are built illegally. Many middle-class families were able to access second homes through illegal construction, while they could not purchase them in the formal market (Chiodelli et al., 2021).

“Tenure status” is the fourth subcategory of the pattern of expansion and tenure, which is listed as “ownership” or “long-term rental” in the second home definitions (e.g. Dykes & Walmsley, 2015; Goodall, 1987). In the ownership type, some second homes are purchased or built, and others are inherited from parents and relatives (Bieger et al., 2007; Paris, 2009; Nefedova & Savchuk, 2014; Bachimon et al., 2020). According to the frequency percentage, most sources mentioned that these types of houses are owned.

Till here, with a systematic review of selected sources, the second conceptual category of the second home named “the pattern of expansion and tenure” was also revealed and the diversity of its conceptual details was determined in the form of subcategories and codes.

**Table 3. The pattern of expansion and tenure**

Category	Subcategories	Codes	Frequency (%)	
The pattern of expansion and tenure	Type of expansion	Unplanned	9.3	
		Planned	10.7	
	Expansion level	Domestic	42.7	
		International	56.0	
	Legal dimension	Legal	4.0	
		Illegal	9.3	
	Tenure status	Ownership	66.7	
		Long-term rental	18.7	

#### 4.3 Spatial characteristics

“Spatial characteristics” as the third conceptual category of the second home, has seven subcategories. In the following, the subcategories and related codes are stated (Table 4).

“Geographical distance between permanent and second home”, as the first subcategory of spatial characteristics is divided into “long” and “short” distances. In addition, the distance between primary or second homes to natural and artificial attractions (such as relative proximity to the sea) is

considered in some studies (Hao et al., 2011; Zoğal et al., 2022; Müller & Marjavaara, 2012; Davies & O’Farrell, 1981; Tuulentie, 2007; Dias et al., 2015; Abrahão & Tomazzoni, 2018; Pitkänen, 2008; Dijst et al., 2005; Tuulentie, 2007). Mostly, natural attractions are further away from city. Therefore, when second homes are close to nature, owners may travel further from their permanent homes (Pitkänen, 2008; Dijst et al., 2005; Müller & Marjavaara, 2012; Li & Fan, 2020). Also, the average distance in different sources is presented

in two forms: absolute (average traveled distance) and relative (average travel time). With advances in transportation and reduced travel time between locations, absolute distance becomes less critical and relative distance can be used as an alternative approach (Kauppila, 2010). Moreover, factors such as place attachment, inheritance, amenities, and retirement can attract people to acquire a second home regardless of the distance from the primary residence (Pitkänen, 2008; Nouza et al., 2018; Hiltunen & Rehunen, 2014; Müller & Marjavaara, 2012; Flemsæter, 2009).

Based on the systematic review, the “location of primary residence” is the second subcategory of spatial characteristics. Some definitions of “second home” refer to the primary residence with the phrase “usually lives elsewhere” (Dykes & Walmsley, 2015; Goodall, 1987; Shucksmith, 1983). The results of this review show that although the permanent residence can be anywhere (city/town areas, rural areas or suburbs), the majority of studies report the primary home in urban areas.

“The location of second home” is the third subcategory of spatial characteristics. According to Jaakson (1986), “absence from somewhere” (primary home) along with “presence here” (second home), constitute one of the basic blocks of the meaning of second home ownership. Most studies report the location of second homes in rural areas. Besides that, some studies also refer to the second home ownership in urban areas or suburbs. “Location in the traditional context” is the fourth subcategory of spatial characteristics. In some regions, second homes are developed separately from traditional contexts and community centers, and there is a recognizable spatial separation between local residents’ homes and second homes. Also, some second homes such as heritage homes are located inside the traditional context.

The fifth subcategory of spatial characteristics, titled “spatial distribution” of second homes, can be seen in two forms: dispersed or concentrated in space. Hiltunen & Rehunen (2014) believe that the dispersed spatial structure results from the desire for privacy and calmness. This dispersed spatial distribution does not form any distinct settlement structure (Pitkänen, 2008, Hiltunen & Rehunen, 2014) and often develops near natural areas (Pitkänen, 2008, Hiltunen & Rehunen, 2014; Adamiak, 2016).

















“Amenities” is identified as the sixth subcategory of spatial characteristics. Second homes are not evenly distributed in space and often tend to be concentrated near areas with high amenity values such as mountain areas. On the other hand, many second homes are not located near amenity-rich areas. Previous studies show that converted second homes due to links to childhood and family roots are ubiquitous (Kauppila, 2010; Müller, 2002; Pitkänen, 2008), but purpose-built second homes are generally more common in amenity-rich areas (Pitkänen, 2008).

The last subcategory of spatial characteristics is “modes of transportation”. A second home depends entirely on mobility, as it requires people to move from their primary residence to a second home (Overvåg, 2011). In traveling to second homes, private cars are the most used means of transportation (Hiltunen & Rehunen, 2014; Haldrup, 2004; Overvåg, 2011; Dijst et al., 2005; Paris, 2009) as personal space between primary and second homes (Hiltunen & Rehunen, 2014). Few of these trips are made by other means of transportation (such as train, bus, motorcycle, plane, taxi, and bicycle). Low-income owners access their second homes via public transport, unlike high and middle-income owners who access their second homes by private car or air travel (Hoogendoorn, 2011). In some areas, such as recreational spots, due to the difficulty of accessing public transportation systems, the probability of using private cars is higher (Dijst et al., 2005). When the distance between the first and second home is short, it is possible to use ways such as walking and cycling (Dijst et al., 2005; Hiltunen & Rehunen, 2014). When a second home is in another country, modes such as air travel are more commonly used (Paris, 2009; Gallent, 2015). Therefore, factors such as distance between primary and second homes and the income class of owners are influential in choosing modes of transportation.

At this point, based on the systematic review, various codes regarding spatial characteristics were extracted from the selected studies, and then by moving towards abstraction, subcategories and their category were revealed. In this way, the third conceptual category of the second home appeared under the title of spatial characteristics.



Table 4. Spatial characteristics

Category	Subcategories	Codes	Frequency (%)	
Spatial characteristics	Geographical distance between permanent and second home	Long distance	57.3	
		Short distance	61.3	
	Location of primary residence	Town/urban areas	62.7	
		Rural areas	13.3	
		Suburbs	4.0	
	Location of second home	Town/urban areas	36.0	
		Rural areas	80.0	
		Suburbs	36.0	
	Location in the traditional context	Inside	1.3	
		Outside	12.0	
	Spatial distribution	Dispersed	13.3	
		Concentrated	5.3	
	Amenities	High amenity	29.3	
		Lack of amenities	4.0	
	Modes of transportation	Personal car	29.3	
Other		22.7		

#### 4.4 Sensory-emotional characteristics

“Sensory-emotional characteristics” as the fourth conceptual category of the second home has five subcategories. In the following, the subcategories and related codes are addressed (Table 5).

Based on the systematic review, “the dichotomy between routine and novelty” is the first subcategory of sensory-emotional characteristics. The routine section emphasizes that being in a second home involves a repetitive and cyclical process characterized by the repetition of the activities performed in a familiar environment. On the other hand, an experience of novelty or a break from the ordinary process appears in familiar routines and habits. Seasons, the color of nature, weather, vegetation, etc., while being familiar, appear in a new way on every trip to the second home and allow second home owners to experience the feeling of the frequent novelty of familiar things (Jaakson, 1986).

“Surety” is the second subcategory of sensory-emotional characteristics, which is divided into two codes: “The possibility of doing more shared activities with family” and “absence of time urgency”. Many second home owners devote significant time to their families and do more shared activities together. In this regard, Ellingsen & Hidle (2013) believe that the investment type in a second home is more about family life than economic profit. Also, many studies emphasized the absence of time urgency in second homes by using expressions such as “the abandonment of

clocks and watches” (Chaplin, 1999), a slower “pace of life” (Chaplin, 1999; Wu et al., 2018; Jaakson, 1986; Dias et al., 2015; Haldrup, 2004) and “timeless space” (Vepsäläinen & Pitkänen, 2010). Time in primary homes becomes limited and measurable as a finite resource, while second homes allow the owners to forget it (Chaplin, 1999).

“Identity” is the third subcategory of sensory-emotional characteristics. Whether a second home is built, bought, or inherited, it relates to identity (Hall, 2014). The term “multiple identities” regarding second homes refers to a sense of identity in multiple places (Ellingsen & Hidle, 2013; Pitkänen, 2008; Müller, 2007). Based on the review, the identity of second homes can be distinguished on four levels. The first level refers to the place identity (second home). Because second homes for many owners are related to the previous place of residence, it is often considered a part of the owner’s personal identity. The second level refers to specific features of the place in its surroundings, such as the sea. In this regard, Ellingsen & Hidle (2013) point out that many second home users link their identity to experiences in the natural environment. The third level refers to the nearest city or village. The fourth level is related to the name of a region, city, or place with other wide coverage. Jaakson (1986) believes that the sense of identity of second home owners differs at each level. All second home owners may experience some sense of identity at

each level, but this amount may vary based on factors such as residential background and inheritance.

“Place attachment” is the fourth subcategory of sensory-emotional characteristics. Due to linking second home owners to two or more places, a kind of multiple place attachment is formed to primary and second homes (Hiltunen & Rehunen, 2014; Stedman 2006; Overvåg, 2011; Pitkänen, 2008; Flemsæter, 2009). Tuulentie (2007) divides second home owners into two types based on place attachment. The first type has a previous connection with the place due to residential background or inheritance. For this type, place attachment is formed long before acquiring a second home. The second type includes owners who have no previous connection to the place. Since place attachment is usually formed by continuous interaction between people and place, it is clear that place attachment is relatively limited in the second type. Meanwhile, some studies have reported that second home owners often show greater place attachment than permanent residents (Vepsäläinen & Pitkänen, 2010; Müller, 2011; Pitkänen et al., 2017). Sometimes the owner’s attachment to the second home goes beyond the primary home (Dias et al., 2015). In this regard, Kaltenborn (1998) uses the term “alternative home” to show the hidden emotional dimension and strong emotional dependence on the second home. Place attachment may be weakened for the next generation of owners with a residential

background due to the formation of emotional and financial roots elsewhere (Mowl et al., 2020; Flemsæter, 2009). Also, frequent property transactions create a weak attachment to the second home (Wu et al., 2018). In fact, place attachment of the second home can be considered a spectrum between its presence and absence.

“Facing the real self” is the last subcategory of sensory-emotional characteristics. Second home owners in rural areas are no longer limited by their role and identity. They can get rid of their identity coverage and be their true selves and do not need to obey the normative rules of their social interaction in everyday life (Yin et al., 2022). Also, the owners of urban second homes are looking for a sense of anonymity and invisibility, which they do not find in their permanent residences (Stiman, 2020). Among the selected sources, only two articles have mentioned this subcategory.

Among the conceptual categories of the second home, “sensory-emotional characteristics” is the only category that deals with the subjective dimensions of the second home concept. Based on the frequency percentage of the codes in table 5, few studies have focused on the sensory-emotional category. So it may be possible that its codes and subcategories are incomplete. This category needs further studies in various contexts to reveal other subjective dimensions of the second home. This is just an initial step to draw researchers’ attention to this category to connect one of the main pillars of the second home concept to subjectivity.

**Table 5. Sensory-emotional characteristics**

Category	Subcategories	Codes	Frequency (%)	
Sensory-emotional characteristics	The dichotomy between routine and novelty	The routine with a process of repetition	12.0	■
		Frequent sense of novelty from familiar things	10.7	■
	Surety	The possibility of doing more shared activities with family	17.3	■
		Absence of time urgency	16.0	■
	Identity	Home	14.7	■
		A special feature of the place such as the sea	4.0	■
		The nearest town/city or rural area	2.7	■
		Name of the region	6.7	■
	Place attachment	Being attached to the place	41.3	■
		Absence of place attachment	5.3	■
	Facing the true self	Getting rid of your identity cover in rural destinations	1.3	■
		Anonymity in urban destinations	1.3	■

#### 4.5 Socioeconomic characteristics

“Socioeconomic characteristics” as one of the conceptual categories of the second home has eight subcategories. In the following, the subcategories and related codes are stated (Table 6).

The first subcategory of socioeconomic characteristics is “life pattern” in the form of owners' relationship with the place. The first code includes owners who have a connection to the place through a personal relationship with the area (previous residence) or inheritance. The second code includes owners who have no previous connection with the place. These people mostly had their first experiences in the region as tourists (Tuulentie & Kietavainen, 2020; Pitkänen et al., 2017).

“Work pattern” as the second subcategory of socioeconomic characteristics is divided into three codes: “commuting”, “distance work” and “retirement”. “Commuting” means that the owner has a job in their permanent residence and commutes between their primary and second home based on a specific time pattern. In fact, the owner is tied to their primary residence for work and daily life (Pitkänen, 2008). On the other hand, in the current situation, modern technology allows working from second homes without the need for daily commuting. Specifically in the situation of Covid-19, second homes became “places for distance work” (Zoğal et al., 2022). In addition, many second home owners are also retirees who do not have a job attached to their permanent residence. The work pattern can affect the usage pattern and purpose of the second home ownership. The third subcategory of socioeconomic characteristics is “classification of separating work and leisure”. Based on the degree of separation between work and leisure, second home owners can be divided into three types. In the first type, the owners do not take anything from their daily and work life with them to second homes and even try not to think about it. In the second type, owners may reluctantly take their work to second homes. The third type is owners who welcome the availability of a second home as a place to work. With the spread of telecommuting, especially during the Covid-19 outbreak, the need for spatio-temporal access to the workplace may diminish. In this case, work-related activities are more likely to occur in second homes. Although for most owners, being in second homes is mainly associated with a

mental distance from working life (Overvåg, 2011; Hiltunen & Rehunen, 2014), tasks such as gardening, farming, repair and maintenance, which are considered “real work” (Vepsäläinen & Pitkänen, 2010) are performed in the second home. Because doing these tasks is categorized as “work as recreation” (Jaakson, 1986) and “pleasant work” (Pitkänen, 2008) in the second home concept.

“Income class” is the fourth subcategory of socioeconomic characteristics. Second home ownership was usually attributed to the elite, but the emergence of various factors after World War II expanded second home ownership as a mass phenomenon among the middle and then lower classes. A significant variation in the type of second home buildings belonging to different income groups can be seen, which reflects the socioeconomic contrasts of the society (Pitkänen, 2008; Norris & Winston, 2010; Nefedova & Savchuk, 2014).

“Elitism” as the fifth subcategory of socioeconomic characteristics has two conceptual codes: “exclusivity of natural space” and “formation of a distinct community with unique interests”. Many second home owners consider the natural landscape surrounding their residence as an exclusive commodity (Overvåg, 2011), part of their private property and “public” only to residents (Jaakson, 1986; Farstad & Rye, 2013). They oppose any change to preserve their exclusive landscapes (Jaakson, 1986). Moreover, Jaakson (1986) argues that elitist acts form a distinct community that differentiates itself from others by maintaining boundaries. Second home owners often play an outsider role in the local community and isolate themselves spatially and socially from the local population and some even form gated communities.

The “us-them” dichotomy is the sixth subcategory of socioeconomic characteristics. Codes of this subcategory include “desire for development” and “protecting the current status”. Often in the interaction of second home owners and local residents, the “us-them” dichotomy may arise due to differences in aspirations about future development of the region. Second home owners with conservative attitudes often want the area to remain as it is. However permanent residents desire a more beneficial orientation towards resources by developing local economy and creating jobs. However, Farstad & Rye (2013)

argue that interests and attitudes towards development among local people and second home owners are aligned rather than contrasted. Both groups' interests reflect "not in my backyard" reasoning. They both tend to welcome new activities only if they are not in their immediate vicinity. This means that when conflict occurs between them, they have different backyards.

"Activity" is the seventh subcategory of socioeconomic characteristics. Second home activities can be divided into two codes: "indoor" and "outdoor". Indoor activities include two items of "inside the house" activities such as cooking, property maintenance and repair and "around the house" activities such as grilling and gardening. Outdoor activities include health-related activities such as walking and cycling, water-based recreation such as fishing, leisure-related activities such as nightlife and activities related to social interaction. It should be noted that activities easily done in primary residences such as watching TV, are often not pursued in second homes (Nouza et al., 2018). Also, some activities such as gardening used to be subsistence activities in the past, but nowadays for second home owners, they have become a recreation and personal satisfaction with a sense of nostalgia (Paris, 2009; Tuulentie & Kietavainen, 2020; Vepsäläinen & Pitkänen, 2010; Nefedova & Savchuk, 2014). All activities related to the second home have a strong recreational aspect.

"Role in community" is the last subcategory of socioeconomic characteristics. Some studies pointed to the role of second home owners as a form of "permanent tourist". In this regard, it is noteworthy that the most important form of tourism in rural areas appears through second

home ownership (Anabestani et al., 2012; Kiyani Salmi & Shaterian, 2017). Although spatial mobility, dependence on recreation, and desire for non-daily experiences are common between second homes and tourism (Ursić et al., 2016), characteristics such as ownership of a "new" home, frequent visits and socioeconomic relations with the host community can differentiate second homes from other types of domestic tourism (Ursić et al., 2016; Nouza et al., 2018; Hui, 2008; Dykes & Walmsley, 2015). Cohen (1974) does not define second home owners as permanent tourists due to the repetitive nature of the trip. He gives them the term "marginal tourist", intermediate between fully-fledged tourism and residency. Also, Barnett (2014) believes that the dominant use of second homes by the owner's family and friends is less associated with the productive aspect of the tourism industry and is more reflective of semi-permanent migration. So, second homes achieve a unique position between tourism and migration based on fluctuating occupancy. If the number of visits and length of stay in the second home are low, it is close to being tourism. If the number of visits and length of stay are high, it is close to migration. Based on which side of this link this phenomenon tends to, different terms such as residential tourism or amenity migration are considered for it (Figure 3). Also, second home owners often do not consider themselves tourists, but rather part of the local community. They explain the reasons in cases such as participation in social activities, property ownership and a sense of being rooted in the place. For instance, some returning migrants cannot be classified as tourists because they were previously part of the local community who are gone (Ferrari, 2022).

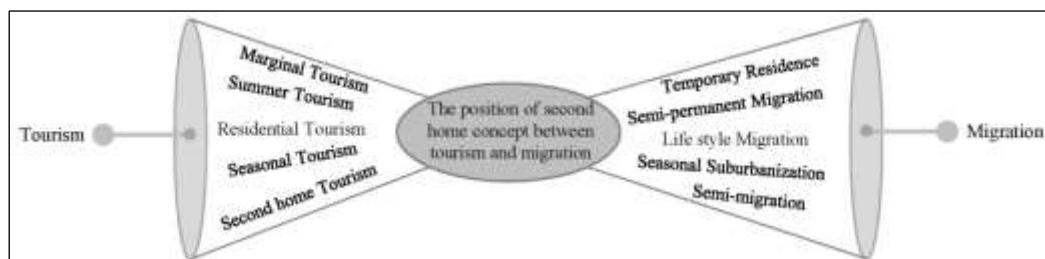






















Figure 3. Gray zone of the second home

At this stage, the fifth conceptual category of the second home (socioeconomic characteristics) was identified through the process of systematic review

and content analysis of selected sources. Also, the degree of diversity and flexibility of this category

in geographical contexts was revealed in the form of subcategories and codes.

**Table 6. Socioeconomic characteristics**

Category	Subcategories	Codes	Frequency (%)	
Socioeconomic characteristics	Life pattern	Previous usual residence	50.7	
		Non-local	22.7	
	Work pattern	Commuting	26.7	
		Distance work	21.3	
		Retirement	45.3	
	Classification of separating work and leisure	High: away from work-related tasks	9.3	
		Medium: reluctantly doing work-related tasks occasionally	4.0	
		Low: doing work-related tasks due to flexible working hours	4.0	
	Income class	Wealthy	61.3	
		Middle class	48.0	
		Low-income earner	25.3	
	Elitism	Exclusivity of natural space	12.0	
		Formation of distinct community with unique interests	10.7	
	The "us-them" dichotomy	Desire for development	34.7	
		Protecting the current status	26.7	
	Activity	Indoor	18.7	
		Outdoor	49.3	
	Role in community	Permanent tourism	17.3	
		In-between tourism and migration	24.0	
		Part of local community (non-tourist)	10.7	

#### 4.6 Usage characteristics

"Usage characteristics" as one of the conceptual categories of the second home have four subcategories. In the following, the subcategories and related codes are addressed (Table 7).

"Purpose" as one of the subcategories of usage characteristics can explain the usage type and be rooted in people's needs, whether necessary or unnecessary. Based on the literature review, purposes of the second home ownership can be divided into eleven codes as mentioned in table 7. Among the purposes, "leisure and recreation" has the highest frequency with 93.4% of the studies. Some definitions have also noted the dominant function of second homes as leisure and recreation (e.g. Shucksmith, 1983). The lowest frequency among these codes is "multipurpose or changing purposes over time" with 1.3%. This purpose indicates that a second home mostly represents several purposes simultaneously (Paris, 2009; Huang & Yi, 2011). For example, it is a base for visiting family, future retirement and leisure time on weekends (Paris, 2009). Additionally, owners' purposes can change over time, as during the

coronavirus outbreak, the purpose of second home ownership became a shelter from the pandemic. However, it should be noted that often the recreational burden prevails over other purposes. Therefore, in most contexts, non-recreational purposes appear in combination with leisure and recreational purposes, or non-recreational priorities will temporarily dominate at a certain time.

"Usage pattern" is the second subcategory of usage characteristics. Visiting second homes can involve different usage patterns. These patterns can be categorized into seven codes as shown in table 7. Among the usage patterns, "holiday/vacation" has the highest frequency with 80% and "seldom" has the lowest frequency in the reviewed sources with 6.7%. Some second homes are rarely used, for instance, "residual" properties (Mowl et al., 2020; Hoogendoorn, 2011) or homes further away from primary residences (Li & Fan, 2020). Furthermore, 18.7% of studies report the average use of second homes throughout the year. For example, Adamaik et al. (2017) showed that those with access to second homes spend 43 days a year on average in Finland. Factors such as life cycle (Hiltunen &

Rehunen, 2014; Wu et al., 2015; Godbey & Bevins, 1987; Li & Fan, 2020), socioeconomic status (Li & Fan, 2020) and distance (Hiltunen & Rehunen, 2014; Back & Marjavaara, 2017; Dijst et al., 2005; Pitkänen, 2008; Kauppila, 2010) can

affect the usage pattern. Figure 4 shows the usage pattern of the second home and its difference from the vacant home, primary home, and vacation/holiday home.



Figure 4. Usage pattern of different types of property

“Consumption type” as the third subcategory of usage characteristics includes “personal” and “commercial” use. In most cases, second homes are not rented out and are only used by owners, family members and/or friends (Carliner, 2002; Barnett, 2014; Bieger et al., 2007; Nouza et al., 2018; Dykes & Walmsley, 2015; Barke, 2007). The boundary between second and vacation homes is also defined here (Barnett, 2014; Paris, 2009; Paris, 2014).












The last subcategory of usage characteristics is “User”. People who may use second homes can be included in three codes: “owner and their family”, “relatives and friends”, and “tenants”. Diversity among second home users can lead to different effects in space. However, most of the second home users are the owners and their families.

At this stage, the last conceptual category of the second home was identified as "Usage

characteristics" and completed the conceptual framework of the second home. Notably, current second home definitions limited the usage characteristics to an occasional use pattern and a predominantly leisure purpose. This is why the authors believe that an absolute definition cannot cover the fluidity and diversity of the second home concept, but a conceptual framework that includes diverse codes can probably better respond to the need for fluidity in conceptualizing this phenomenon. Based on the review, the usage characteristics of the second home concept reveal four subcategories and 23 codes according to table 7, and emphasizing only some of them in defining the second home may sometimes lead researchers away from other aspects of the phenomenon unintentionally.

Table 7. Usage characteristics

Category	Subcategories	Codes	Frequency (%)	
Usage characteristics	Purpose	Leisure and recreation	93.3	
		Social contact with family, relatives and friends	54.7	
		Financial investment and rental purposes	65.3	
		Preserving family heritage	40.0	
		Future retirement	48.0	
		Temporary escape from daily life	52.0	
		Unable to sell	2.7	
		Shelter from pandemics	4.0	
		Proximity to natural or artificial attractions	90.7	
		Work-related	14.7	
		Multipurpose or changing purposes over time	1.3	

Category	Subcategories	Codes	Frequency (%)	
	Usage Pattern	Weekend	56.0	
		Holiday/vacation	80.0	
		Seasonal	77.3	
		Sometimes	26.7	
		Weekdays	9.3	
		Seldom	6.7	
	Consumption type	Average usage	18.7	
		Commercial	46.7	
	User	Personal	48.0	
		Owner and their family	44.0	
		Relatives and friends	37.3	
			tenants	28.0

To sum up, the systematic review of 75 reviewed articles has shown that the second home concept consists of 6 main categories, 34 subcategories and 89 codes. Despite knowing the frequency of codes related to the categories, which are available in tables 2 to 7, it is also considerable to check how frequently the identified categories and subcategories are used in the studies (Figure 5). Checking the frequency distribution shows to what extent the studies focus on the conceptual elements of the second home, including codes, subcategories, and categories, and which one has a stronger role in recognizing the second home concept in the reviewed articles. The results show that all the categories and subcategories that formulate the second home concept have not been used equally by the researchers. For instance, among the categories, “sensory-emotional characteristics” are less used. In contrast, “usage characteristics” are the most frequent (100% of the total). This means that “usage characteristics” are included in formulating the second home concept in all reviewed studies. Also, among the subcategories, “purpose” is the most frequent with

98.7% of the total, while facing the true self is the least frequent with 2.7% of the studies.

It is noteworthy that the identified categories at the macro level are the stable and immutable elements of the second home concept due to their generality. These categories were derived from flexible and fluid codes in the studies. To know how these categories appear in detail in different geographical and temporal situations, it is necessary to refer to their codes. The diversity and fluidity of the codes can conceptually cover the dynamism of this phenomenon in different contexts. Probably not all codes can be found in the same geographical place. So codes should be adapted according to the context. In fact, the stability of the categories helps to distinguish the immutable and generalizable characteristics of the second home concept. The subcategories, as the intermediate level between macro and micro, connect the generality and stability of categories to the fluidity and variety of codes. In this framework, the conceptual elements of the second home are explained at the triple level of categories, subcategories and codes.

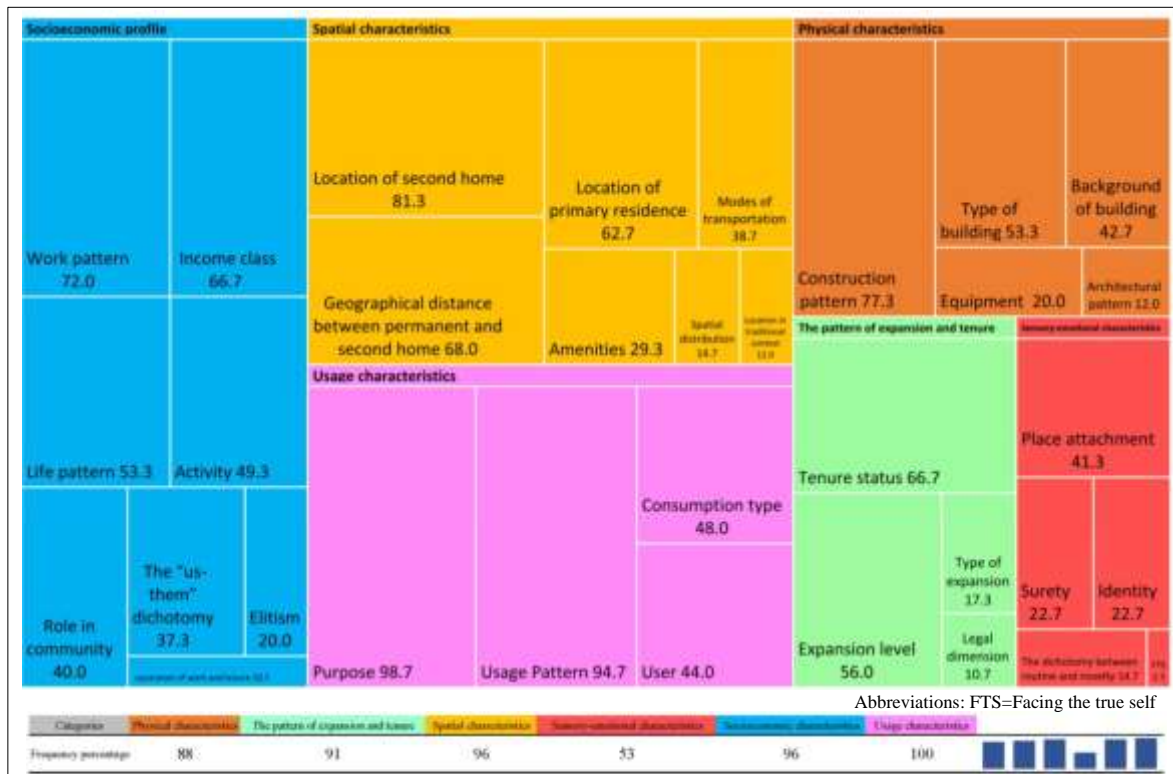


Figure 5. Frequency distribution of all the identified categories and subcategories to define the second home

### 5. Discussion and conclusion

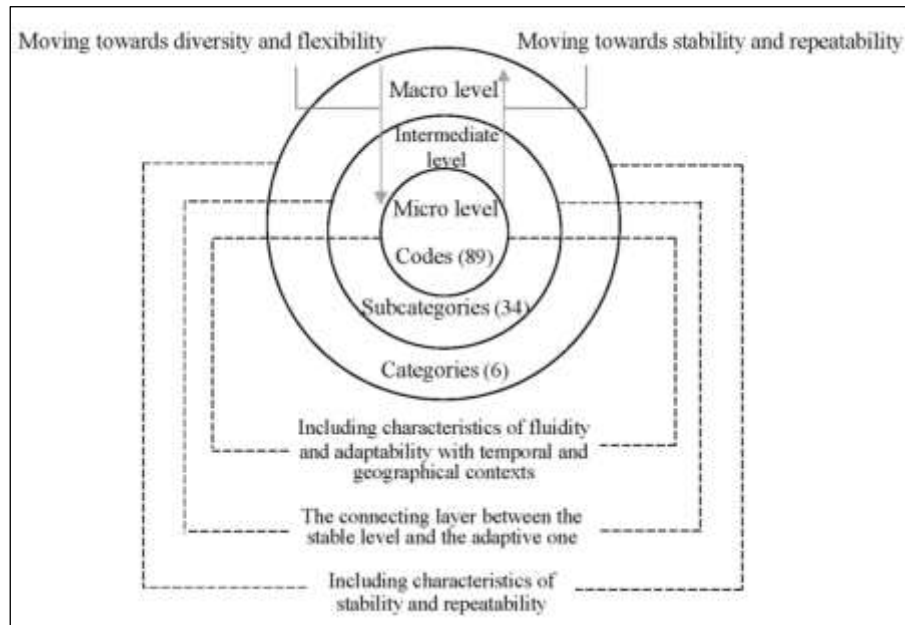
Previous studies showed that factors such as the difference in definition, various terms, and complexities of second homes in different contexts caused the diversity of conceptual features of this phenomenon and created confusion and ambiguity in the second home concept.

Some researchers such as Paris (2014) and Perles-Ribes et al., (2018) recommended using a common term and stable definition to clear up the conceptual confusion, while the present paper, in addition to agreeing with these recommendations, suggests a conceptual framework for the second home definition to reduce this fragmentation. Despite considering stability and repeatability in this concept, this framework also covers the characteristics of flexibility and fluidity to adapt to the second home complexities in temporal and spatial contexts.

Each study emphasized some categories, subcategories, and codes according to the purposes and limitations of the research. For example, researchers such as Coppock (1977), Czarnecki &

Frenkel (2015) and Paris (2009) noted some conceptual subcategories of the second home. Additionally, the focus of some previous research was on one conceptual category. For instance, studies of Jackson (1986) and Yin et al. (2022) emphasized the sensory-emotional category. In some former research, a particular subcategory was highlighted. For example, studies of Abbasian & Müller (2019) and Norris & Winston (2010) focused on the “purpose” subcategory, or Farstad & Rye (2013) and Rye (2011) mentioned the “us-them” dichotomy. Also, some research focused on a specific conceptual code according to the study, for example, being attached to the place (Nouza et al., 2018) or low-income earner (Hoogendoorn, 2011). By reviewing various studies, this paper integrated the various conceptual codes of the second home so that the subcategories and categories appear at a higher level of abstraction. Finally, the proposed conceptual framework included six categories, 34 subcategories and 89 codes to define the second home (Figure 6).





**Figure 6. The flexible conceptual framework to define the second home**

This research, by integrating different studies, has presented more complete aspects of the second home concept. The proposed conceptual framework has the following advantages:

- The presented categories have the characteristics of stability and generalizability at the macro level. That means these categories are the main and immutable elements of the second home definition.
- Due to the necessity of considering fluidity and diversity characteristics in the second home concept, the presented conceptual codes are adaptable in different temporal and spatial contexts. In any geographical place, depending on the contextual situations, some codes may appear and others may not. This feature makes the proposed conceptual framework flexible and adaptable in different contexts.
- The proposed framework can organize the dispersed conceptual literature as an integrated categorization and as a basis for future research. It is a suitable alternative to generalized or partial definitions of the second home.

The results showed that among the categories, “usage characteristics” had the highest frequency. In contrast, the sensory-emotional characteristics, which pay attention to the subjective dimensions of the second home concept, obtained the lowest frequency (53%). Moreover, among the subcategories, “purpose” was mentioned in most studies (98.7%). Among the codes, “leisure and

recreation” had the highest frequency with 93.3% and played an important role in understanding the second home concept.

It is important to note that various codes extracted from each category in the review process of studies may change in the future publication of more place-based reports of second homes in different temporal and geographical contexts. These changes can be in the form of removing or creating new codes. For example, in the COVID-19 outbreak, escaping the pandemic was added to the purposes of second home ownership. Therefore, as time goes by and more studies are published, it becomes necessary to update the codes to match the complex and flexible situations of the second home. So the proposed framework can be aligned with the newly formed conceptual dimensions.

One of the biggest obstacles in the practical application of this framework is probably the lack of statistical data and the difficulty of recognizing some codes in field observations. Regardless of how difficult it is to collect data related to some codes in practice, their integration is essential to complete the conceptual puzzle of the second home in the theoretical field. For example, despite the difficulty of data gathering, when talking about “activity” in the second home concept, it has a heavy burden of “recreation and pleasantness”, which acts as one of the conceptual pillars of this phenomenon.

Although an attempt was made to formulate the inclusion and exclusion criteria in the systematic review process to cover all relevant sources, some critical sources may have been inadvertently missed due to the dispersed literature. Therefore, the proposed conceptual framework should not be considered definitive and final but rather an effort to create a path that will be followed by conducting various place-based studies.

The empirical study of the feasibility of the proposed framework in different geographical contexts and also the study of the differentiation of various commonly used terms (such as residential tourism) and context-oriented second home terms (such as dacha, cottage) compared to the proposed framework of the second home concept can be suggestions for future research.

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### Authors' contributions

The authors equally contributed to the preparation of this article.

### Conflict of interest

The authors declare no conflict of interest.

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## ارائه یک چارچوب مفهومی منعطف برای تعریف "خانه دوم": یک مرور سیستماتیک

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### چکیده مبسوط

#### ۱. مقدمه

از زمان ظهور خانه دوم به عنوان موضوعی با تأملات علمی، ابهامات زیادی در مورد تعریف آن وجود داشته است. تاکنون هیچ تعریف بین‌المللی پذیرفته‌شده‌ای از خانه دوم وجود ندارد، بلکه رویکردها و تأکیدات مختلفی در هر مطالعه وجود دارد که ممکن است در مقایسه با سایر مطالعات، گاهاً مکمل، معارض یا متباین باشد. پس هرکدام از این تعاریف و ویژگی‌های مفهومی ارائه‌شده در پژوهش‌های مختلف به‌تنهایی نمی‌توانند تعریف روشنی از خانه دوم ارائه کنند. همچنین پیچیدگی و تنوع رو به افزایش خانه‌های دوم نشان می‌دهد تعاریف جزئی یا کلی نمی‌توانند کافی باشند و این تلاش‌ها در توضیح چارچوبی که به تمام اجزای تعریف خانه دوم بپردازد، ناکام می‌ماند. برای پر کردن این خلأ، این پژوهش به این سؤال پاسخ می‌دهد که فارغ از تعریف‌های کلی یا جزئی و ویژگی‌های مفهومی متنوع بیان‌شده در مطالعات پیشین، نهایتاً خانه دوم از چه ارکان مفهومی تشکیل می‌شود و در چه چارچوب مفهومی قابل تعریف است؟

#### ۲. مبانی نظری تحقیق

چالش‌های مفهومی زیادی بر سر راه خانه‌های دوم وجود دارد. عواملی نظیر به کارگیری اصطلاحات مختلف برای اشاره به پدیده خانه‌های دوم، نبود تعریفی مورد توافق برای این پدیده و دشواری تشخیص تمایز بین خانه دوم و سایر انواع دارایی سبب آشفتگی‌های مفهومی در ارتباط با تعریف خانه دوم شده است. همچنین پژوهش‌های مختلف، به رویکردها و تأکیدهای متفاوتی در ارتباط با مفهوم خانه دوم اشاره می‌کنند و شکل‌گیری تعاریف و ویژگی‌های مفهومی متنوع در مورد این پدیده، به آشفتگی‌های بیشتر در این حوزه دامن می‌زند.

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اکتشاف یک چارچوب مفهومی منعطف که از طرفی بتواند تنوع ویژگی‌های خانه دوم در زمینه‌های مختلف را بازتاب دهد و از سوی دیگر مقوله‌های مفهومی ثابت خانه دوم را نیز آشکار کند، می‌تواند برای غلبه بر پراکندگی‌های مفهومی این پدیده راهگشا باشد.

#### ۳. روش تحقیق

این پژوهش به منظور دستیابی به چارچوب مفهومی منعطف برای تعریف خانه دوم در ۵ گام شامل برنامه‌ریزی، جستجو و غربالگری، استخراج داده‌ها، تحلیل داده‌ها و گزارش یافته‌ها انجام شد. پس از طی فرایند مرور سیستماتیک، ۷۵ مقاله برای مطالعه شناسایی شدند. سپس با روش تحلیل محتوا، کدگذاری بر روی این مقالات صورت گرفت و از کنار هم‌گذاری کدها، زیرمقوله‌ها و مقوله‌ها، چارچوب مفهومی خانه دوم که حاصل ادغام و ترکیب مطالعات است در قالب ۶ مقوله، ۳۴ زیرمقوله و ۸۹ کد ارائه شد.

#### ۴. یافته‌های تحقیق

پس از طی مرور نظام‌مند و کدگذاری منابع منتخب با روش تحلیل محتوا، چارچوب مفهومی خانه دوم در قالب ۶ مقوله شامل مشخصات فیزیکی، الگوی گسترش و تصرف، مشخصات فضایی، مشخصات حسی-عاطفی، مشخصات اجتماعی-اقتصادی و مشخصات استفاده آشکار می‌شود که هرکدام از این مقوله‌ها دارای زیرمقوله‌ها و کدهای مفهومی خاصی است.

مقوله‌های شناسایی‌شده در سطح کلان به دلیل کلی بودن، اجزای پایدار و تغییرناپذیر مفهوم خانه دوم هستند. برای اطلاع از جزئیات این مقوله‌ها در بسترهای جغرافیایی و زمانی مختلف، لازم است به کدهای آن‌ها مراجعه شود. تنوع و سیال بودن کدها از نظر مفهومی می‌تواند پویایی این پدیده را در زمینه‌های مختلف پوشش دهد.

تطبیق‌پذیری با پیچیدگی‌های خانه دوم در بسترهای زمانی و مکانی پوشش می‌دهد. چارچوب پیشنهادی می‌تواند به عنوان یک دسته‌بندی یکپارچه و پایه برای پژوهش‌های آینده، ادبیات مفهومی پراکنده را به نظم درآورد و جایگزین مناسبی برای تعریف‌های کلی یا جزئی خانه دوم باشد. در واقع، مقوله‌های ارائه‌شده دارای ویژگی ثبات و تعمیم‌پذیری در سطح کلان هستند. بدین معنی که این مقوله‌ها، ارکان اصلی و غیرقابل تغییر از تعریف خانه دوم را تشکیل می‌دهند. همچنین به دلیل ضرورت در نظر گرفتن ویژگی سیالیت و تنوع در مفهوم خانه دوم، کدهای مفهومی ارائه‌شده در بسترهای مختلف زمانی و مکانی تطبیق‌پذیر هستند. در هر نقطه جغرافیایی، به اقتضای شرایط زمینه‌ای ممکن است برخی کدها بروز یابند و برخی دیگر مشاهده نشوند. این ویژگی سبب می‌شود چارچوب مفهومی پیشنهادی در بسترهای مختلف قابلیت انعطاف‌پذیری و تطبیق‌پذیری داشته باشد.

**کلیدواژه‌ها:** خانه دوم، مقوله‌های مفهومی، مرور سیستماتیک ادبیات، مفهوم‌سازی، چارچوب مفهومی، نواحی روستایی

#### تشکر و قدردانی


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احتمالاً همه کدها را نمی‌توان در یک بستر جغرافیایی یافت. بنابراین کدها باید با توجه به زمینه تطبیق داده شوند. در واقع، ثبات مقوله‌ها به تشخیص ویژگی‌های تغییرناپذیر و قابل‌تعمیم مفهوم خانه دوم کمک می‌کند. زیرمقوله‌ها به عنوان سطح میانی بین کلان و خرد، مقوله‌های ثابت و کلی را به کدهای متنوع و انعطاف‌پذیر مرتبط می‌کنند. در این چارچوب، ارکان مفهومی خانه دوم در سطوح سه‌گانه شامل مقوله‌ها، زیرمقوله‌ها و کدها تبیین می‌شوند.

نتایج نشان می‌دهد که تمام مقوله‌ها و زیرمقوله‌هایی که مفهوم خانه دوم را صورت‌بندی می‌کنند، به‌طور یکسان توسط محققین استفاده نشده‌اند. به‌طور کلی مطالعات اندکی درباره مقوله «حسی-عاطفی» صورت گرفته است. در مقابل، «مشخصات استفاده» بیشترین فراوانی را دارد. همچنین در بین زیرمقوله‌ها، «هدف» بیشترین و «روبه‌رو شدن با خود واقعی» کمترین فراوانی را دارد.

#### ۵. بحث و نتیجه‌گیری

وجود اصطلاحات متنوع و پیچیدگی‌های خانه‌های دوم و نبود تعریف موردتوافق در سطح بین‌المللی سبب سردرگمی و ابهام در ابعاد مفهومی تعریف خانه دوم شده است. این پژوهش با تلفیق مطالعات مختلف، جنبه‌های کامل‌تری از مفهوم خانه دوم را ارائه کرده است و یک چارچوب مفهومی برای تعریف خانه دوم پیشنهاد می‌دهد که علی‌رغم اینکه ماهیت ثبات و تکرارپذیری را درون این مفهوم در نظر می‌گیرد، ویژگی انعطاف‌پذیری و سیالیت را نیز به منظور ضرورت

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