



### **Background :**

While Tamarron at one time was a vacation resort destination, where every unit was available for short-term rentals, many owners have moved away from renting. Approximately 2/3 of owners do not participate in short-term rentals and consider Tamarron more of a resort-style residential community, even if only part-time. Additionally, over the past several years, broader societal and economic shifts- including the 416 Fire in 2018 and the resulting surge in property insurance costs, the COVID-19 pandemic, and a dramatic increase in short-term rental activity- have significantly changed the character of the community. One clear and measurable change is the 67% increase in the number of nights rented short-term currently versus rental activity in 2019. While the TACO Board does not manage or regulate individual owners' rental activities, it is responsible for protecting the overall property and the owners' experience of the property. The Board recognizes that short-term rentals provide important supplemental income for many owners. At the same time, it has heard growing concerns from other owners about rising community costs (insurance, maintenance, and common-area wear), increased rental traffic, and behavior by some renters that is inconsistent with the Association policies. To better understand these issues, the Board recently conducted a comprehensive Short-Term Rental Survey. The response rate was exceptionally strong, with more than 200 owners participating. The results revealed a community that is roughly evenly divided: approximately half have not experienced any difficulties with respect to short-term rentals, while the other half expressed meaningful concerns. In response, the Board is establishing an ad-hoc Short-Term Rental Committee composed of both Board members and Tamarron owners. The Committee's charge is to thoroughly evaluate the impacts of short-term rentals, and develop balanced, practical recommendations for the Board.

### **Mission Statement**

The Tamarron Short-Term Rental Committee is tasked with evaluating the significant increase in short-term rental activity at Tamarron, identifying the primary sources of community concern, and recommending fair, effective remedies that preserve the benefits of short-term rentals while protecting the residential community character and the long-term value of Tamarron. The Committee will focus on the following key areas:

- Balancing the financial rewards and shared expenses of short-term rentals between owners who rent and those who do not
- Strengthening owner accountability for the behavior of their guests
- Increasing property manager accountability for guest screening, orientation, and compliance
- Ensuring all guests understand and adhere to Tamarron Association rules and community standards
- Using our software to track violations, identifying patterns and frequency of incidents committed by renters
- Educating all owners and staff on the importance of data collection in Buildium
- Identifying strategies to attract guests who value and respect Tamarron's residential atmosphere while reducing transient, hotel-style stays
- Exploring opportunities to better leverage Tamarron's distinctive assets, including its connection to the Glacier golf course and proximity to Purgatory
- Recommending practical ways to reduce negative impacts on property values, maintenance costs, insurance rates, and overall owner enjoyment.

The Committee will present its findings and recommendations to the Board for consideration.