



**RESORT OWNERS' COALITION**

## **What Has ARDA-ROC Done for You Lately?**

*2007-2010*

ARDA-ROC remains vigilant at all levels of government monitoring legislation that affects timeshare owners. We actively oppose bills that adversely affect our members and are pro-active in our efforts to pass legislation that benefits timeshare owners.

<b>State Year</b>	<b>Legislative or Regulatory Change Supported or Funded by ROC</b>	<b>Benefit to Timeshare Owners</b>
<b>Arizona 2010</b>	ARDA passed legislation that increases the non-monetary finder fee that can go to timeshare owners to \$1000 annually and allows timeshare managing entities, in addition to developers, to use finder fees.	Allows the resort managing entity to pay a non-monetary fee (such as a credit against maintenance fees) when a timeshare owner refers a new buyer to the resort in order to facilitate resale of foreclosed weeks.
<b>Connecticut 2010</b>	Enacted entirely new timeshare law that took effect on January 1, 2010.	Among other provisions to protect consumers, the law adds disclosure, licensing requirements, and enforcement provisions for timeshare resellers that operate in the state.
<b>Florida 2010</b>	ARDA passed legislation to create a new streamlined foreclosure process that will remove timeshare foreclosures from the judicial system.	Help timeshare homeowners' associations reduce the time and cost involved in reclaiming timeshare interests from owners who are delinquent in paying their maintenance fees. Current foreclosures take up to 18 months to complete and cost thousands of dollars in legal fees. The new process can be completed in as little as 3 months and will save hundreds of dollars in legal fees for each foreclosure action.
<b>Florida 2010</b>	ARDA supported legislation that removed restrictions from the condominium law placing limitations on timeshare condominium homeowners' association board of directors.	Removes the current restrictions on timeshare homeowners' associations that prevent board members from serving consecutive terms and from co-owners of the

		same unit from serving on the board simultaneously.
<b>Hawaii 2010</b>	ARDA supported legislation to extend general excise tax benefits to the timeshare industry.	Extends the general excise tax exemptions for condominium common expenses paid by managers, sub-managers, and sub-operators, and for hotel employee expenses paid by hotel operators and timeshare projects.
<b>Massachusetts 2010</b>	ARDA passed legislation to create a new streamlined foreclosure process that will remove timeshare foreclosures from the judicial system.	Help timeshare homeowners' associations reduce the time and cost involved in reclaiming timeshare interests from owners who are delinquent in paying their maintenance fees.
<b>South Carolina 2010</b>	ARDA successfully opposed legislation that would have imposed a sales tax on the exchange of timeshare units.	Prevented a sales tax on all timeshare exchanges that take place in South Carolina, saving timeshare owners tens if not hundreds of thousands of dollars in fees each year.
<b>California 2009</b>	ARDA was part of a group that has gained an important concession in SB 407 which requires the replacement of all plumbing fixtures in California that do not meet current water conservation standards.	The bill initially would have required most timeshare properties to comply by January 2014; however, ARDA was instrumental in securing a delayed effective date of 2019, allowing timeshare associations more time to plan for this new expense.
<b>Florida 2009</b>	<p>ARDA passed legislation clearly establishing that timeshare exchanges are not subject to taxation in Florida. This measure codifies the existing tax status of exchange which had been questioned by some counties as they searched for revenue in a down economy.</p> <p>The legislation also cleared the way for timeshare developers to offer "debt cancellation" products to prospective timeshare owners.</p>	<p>Timeshare owners will not have to pay or charge sales taxes when they exchange a timeshare in Florida.</p> <p>Debt cancellation products would allow timeshare purchasers to return a timeshare to the developer if hit with a job loss or other specified events without a negative impact on their credit score.</p>
<b>Hawaii 2009</b>	ARDA successfully passed SB 1352, a bill that will transfer fee timeshare interests from the land court system to the regular recording system, passed the legislature ending many years of effort, frustration and cost.	The new law will save every timeshare owner fees and costs associated with the recordation of a deeded interest timeshare in Hawaii.
<b>Illinois</b>	ARDA successfully lobbied for and passed	This legislation will likely save a

<b>2009</b>	non-judicial foreclosure legislation for timeshare homeowners' associations.	timeshare homeowners' association both time and money when conducting foreclosures of timeshare interests for failure to pay maintenance fees.
<b>Nevada 2009</b>	ARDA successfully negotiated an amendment to AB 149 to exempt timeshare from requiring mediation for non-judicial foreclosures.	Mediation and other requirements would have added costs to a non-judicial foreclosure without adding meaningful consumer protection.
<b>South Carolina 2009, 2008 and 2007</b>	Prevented the passage of a bill that would have imposed a fee on all non-owner occupied timeshare units.	Timeshare owners do not have to pay this fee if they wanted to exchange or rent timeshare units in South Carolina.
<b>Utah 2009 and 2008</b>	ARDA fought an attempt by the Utah Legislature to take away the ability of a Utah timeshare homeowners' association to use non-judicial foreclosure to in order to foreclose on a timeshare owner for the non-payment of maintenance fees.	ARDA's efforts preserved timeshare owners and homeowners' association rights to continue to avail themselves of the non-judicial foreclosure process for foreclosure of timeshare interests.
<b>Arizona 2008 and 2007</b>	ARDA successfully passed legislation to enact non-judicial foreclosure legislation for timeshare homeowners' associations.	This legislation will likely save a timeshare homeowners' association both time and money when conducting foreclosures of timeshare interests for failure to pay maintenance fees.
<b>Colorado 2008</b>	ARDA successfully lobbied for and passed streamlined judicial foreclosure legislation for timeshare homeowners' associations.	This legislation will likely save a timeshare homeowners' association both time and money when conducting foreclosures of timeshare interests for failure to pay maintenance fees.
<b>Hawaii 2008 and 2007</b>	ARDA continued to successfully thwart attempts by state legislators to increase both transient and real property taxes for timeshare owners.	We continue to maintain the status quo with respect to real property taxes and the transient taxes that are imposed on timeshare owners.
<b>Nevada 2008</b>	Successfully lobbied the Las Vegas Convention & Visitors Authority and the Clark County Commission to adopt regulations that exempted timeshare exchange from transient occupancy tax.	Saves timeshare owners from paying a tax on the "rental value" of a timeshare exchange into the Las Vegas area and discourages similar state-wide legislation.
<b>USVI 2008 and 2007</b>	Defeated an attempt by the USVI Legislature to increase real property taxes for timeshare owners by 100%.	Saved timeshare owners tens of thousands of dollars in real property tax increases.
<b>Florida 2007</b>	ARDA passed a comprehensive timeshare bill which included landmark insurance reform providing much needed relief for timeshare associations. In addition, the industry worked to modify or otherwise exempt the timeshare industry from condominium legislation, potentially harmful tax legislation, as well as various	The law provides for an affordable alternative to obtaining insurance for sold out homeowners' associations and protected the timeshare industry for harmful regulation.

	bills that would affect the operation of home owners associations.	
<b>Missouri 2007</b>	ARDA reversed a Taney County decision to classify timeshare as a commercial use which would have caused a dramatic increase in real property assessments.	This action saved timeshare owners from a 90% increase in property taxes during the assessment year.
<b>Nevada 2007</b>	Successfully lobbied the Reno-Sparks Convention & Visitors Authority and the Washoe County Commission to adopt regulations that exempted timeshare exchange from transient occupancy tax.	Saves timeshare owners from paying a tax on the "rental value" of a timeshare exchange into the Reno-Sparks area and discourages similar statewide legislation.
<b>Tennessee 2007</b>	Amended legislation to prevent imposition of sales tax on the value of timeshare exchanges.	Saves timeshare owners from paying taxes of an undefined amount on an exchange into Tennessee.
<b>Texas 2007</b>	Helped to defeat attempts by the Texas Legislature to change the way real property sales, including timeshare interests, were reported to the local County authorities.	Likely prevented increases in property taxes for timeshare owners.