

RESCISSION PERIOD TABLE

| State | Number of Days | Calendar Days | Statutory Reference | Notes |
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| AK | 15 | | AS 34.08.530 (11)(A); AS 32.08.580 (a) | The purchaser, <i>before conveyance</i> , may cancel the contract within 15 days of receipt of the POS or preliminary version of the POS. |
| AL | 5* | | Ala Code 34-27-53 | Purchaser may cancel within 5 days, not including Sunday if that is the fifth day, from the date the contract is signed by all the parties. *Purchaser may also cancel the contract at any time in case the accommodations or facilities are no longer available as provided in the contract. |
| AR | 5 | | Ark Code 18-14-409 | <ul style="list-style-type: none"> • <u>By Purchaser</u> – <ul style="list-style-type: none"> ○ Any time before receipt of the POS ○ 5 days after execution of contract of sale • <u>By Developer</u> – <ul style="list-style-type: none"> ○ 5 days after execution of contract of sale |
| AZ | 7 | ✓ | A.R.S. 32-2197.03 | Seven calendar days following execution of the purchase agreement |
| CA | 7 | ✓ | Ca. Business and Professions Code § 11238 | Seven calendar days, or a longer period as provided in the contract, after the receipt of the public report or the execution of the purchase contract, whichever is later. |
| CO | 5 | ✓ | Colo. Rev. Stat. § 6-1-703 | A purchaser has the right to rescind the sale within 5 calendar days after the sale. |
| CT | 5 | ✓ | Conn. Gen. Stat. § 42-103pp(a) | A purchaser may cancel any time before midnight of the 5 th calendar day after the date the purchaser signs and receives a copy of the purchase contract or receives the required time share disclosure statement, whichever is later. |
| DC | 15 | ✓ | D.C. Code § 42-1904.02(b) | Purchaser may cancel 15 days after the date of execution of the contract for the disposition, or within 15 days after delivery of the current POS, whichever is later. |
| DE | 5 | | Del. Code Titl 6, § 2824(a) | A purchaser shall have the right to cancel a vacation time-sharing plan contract within 5 business days following the date of its execution. |
| FL | 10 | ✓ | Fla. Stat. § 721.10 | A purchaser has the right to cancel the contract until midnight of the 10th calendar day following the date of execution of the timeshare purchase contract or the day on which the purchaser received the last of all documents required to be provided to him or her, whichever occurs later. |
| GA | 7 | | Ga. Code Ann. § 44-3-174 (a) | <ul style="list-style-type: none"> • <u>By Purchaser</u> - <ul style="list-style-type: none"> ○ 7 days, Sundays and holidays excepted, after receipt of the POS or for 7 days, Sundays and holidays excepted, after signing any sales agreement, whichever is later. |

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| | | | Ga. Code Ann. § 44-3-174 (c) | <ul style="list-style-type: none"> ○ In case of a right-to-use interest at any time after the facilities are no longer available for use. |
| | | | Ga. Code Ann. § 44-3-174 (b) | <ul style="list-style-type: none"> • <u>By Developer</u> - <ul style="list-style-type: none"> ○ 7 days, Sundays and holidays excepted, after the signing of any sales agreement, without penalty or obligation to either party. |
| HI | 7 | ✓ | Haw. Rev. Stat. § 514E-8 | Either party may cancel a contract to purchase an interest in a time share plan within 7 calendar days after execution, or within 7 calendar days after the purchaser's receipt of a disclosure statement required, whichever occurs later. |
| IA | 5 | | Iowa Code § 577A.14(1) & (2) | <ul style="list-style-type: none"> • Purchaser may <i>rescind</i> a contract of sale any time within 5 business days following the receipt of all information required in sections 557A.11 and 557A.12 rescind • Developer may <i>cancel</i> a contract of sale 5 business days after receipt by purchaser of the disclosure materials required by law. |
| ID | 5 | ✓ | Idaho Code § 55-1804A | Purchaser may <i>rescind</i> without cause by giving notice of cancellation to the subdivider on or before 11:59 p.m. of the 5th calendar day after execution of the contract or agreement of disposition. |
| IL | 5 | ✓ | 765 ILCS 101/10-10 | Purchase contract is <i>voidable</i> by the purchaser within 5 calendar days after the receipt of the POS or the execution of the purchase contract, whichever is later. |
| IN | 3 | | IC 32-32-3-7 | A purchaser has the right to cancel a time share purchase within 72 hours after the execution of the sales contract, excluding Sundays and legal holidays. |
| KS | 3* | | Kan. Stat. Ann. § 50-640 | <p>Kansas does not have a timeshare law. Timeshare contracts are governed under Kansas state condominium laws.</p> <p>*Cancellation is governed under Kansas Consumer Protection law, which provides for the right to cancel a timeshare contract within 3 business days of executing the contract.</p> |
| KY | 3 (vacation club) | | Ky. Rev. Stat. Ann. § 367.397 | <ul style="list-style-type: none"> • Club Member may cancel a club membership by giving written notice any time before midnight of the 3rd business day following the date of execution of a contract containing the notice of "Members' Right to Cancel" required by law. |
| | 5 (timeshare) | | Ky. Rev. Stat. Ann. § 367.4771 | <ul style="list-style-type: none"> • Buyer has the right to cancel a purchase of an interest from a subdivider until midnight of the 5th business day after the day on which the buyer signs an agreement or offer to purchase. |

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| LA | 7 | ✓ | La. Rev. Stat. §9:1131.13 | Purchase contract is voidable by either party without penalty, within 7 calendar days after the receipt of the POS from the developer or the execution of the purchase contract, whichever is later. |
| ME | 10 | ✓ | 33 M.R.S. §592(3) | Purchaser or prospective purchaser may cancel a contract or conveyance of a time share by delivering written notice of cancellation within 10 calendar days after the date of any contract or conveyance or within 10 calendar days after delivery of the current written statement required by law, whichever is later. |
| MD | 10 | ✓ | Md. Code Ann. Real Prop. § 11A-114(a) | Purchaser shall have the right to cancel the sales contract until midnight of the 10 th calendar day following whichever occurs latest: (1) The contract date; (2) The day on which the time-share purchaser received the last of all documents required to be provided as part of the POS; or (3) The time-share unit meets all building requirements and is ready for occupancy, unless the developer has obtained a payment and performance bond from a surety to insure completion of the project. |
| MA | 3 | | Mass. Gen. Laws ch. 183B, § 41 | Unless the purchaser has received the POS and any other disclosures in case of resales more than 3 business days before the date of execution of any contract of sale or the transfer of a time-share, the contract or transfer shall be voidable by him until he has received said materials and for 3 business days thereafter. |
| MI | 9 | | Mich. Comp. Laws § 559.184(2) | Purchaser may <i>withdraw</i> from a signed purchase agreement without cause and without penalty before conveyance of the unit and within 9 business days after receipt of the documents required. (<i>Right to withdraw may be waived. - § 559.184(5)</i>) |
| MN | 5 | ✓ | Minn. Stat § 83.28 | Purchaser has an <i>unconditional right to rescind</i> any contract, agreement, or other evidence of indebtedness, or revoke any offer, at any time prior to or within 5 days after the date the purchaser actually receives a legible copy of the binding contract, agreement, or other evidence of indebtedness or offer and the POS. |
| MS | 7 | ✓ | MREC Rule 8.4(2)(k) | Purchaser may cancel any purchase contract within seven (7) calendar days after receipt of the POS or after execution of the purchase contract, whichever is later. |
| MO | 5 | | Mo. Rev. Stat. § 407.620 | Purchaser of a time-share plan or time-share property has 5 days after the day of purchase to cancel the purchase. |
| MT | 7 | ✓ | Mont. Code Ann. § 37-53-303 | Within 7 days following receipt of a POS or signing of a timeshare purchase agreement, whichever is later, a purchaser may cancel the agreement. |

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| NE | 3 | | Neb. Rev. Stat. § 76-1716(1) & (2) | <ul style="list-style-type: none"> • <u>By Purchaser</u> – The contract shall be voidable by the purchaser until he or she has received the POS and for 3 business days thereafter. • <u>By Developer</u> - Up to 3 business days after the receipt by the purchaser of the POS, the developer may cancel the contract of purchase without penalty to either party. |
| NV | 5 | ✓ | Nev. Rev. Stat. § 119A.410(1) | Purchaser may cancel the contract of sale by written notice, until midnight of the 5 th calendar day following the date of execution. |
| NH | 5 | ✓ | N.H. Rev. Stat. Ann § 356-A:4(II) & § 356-B:50(II) | Purchaser may cancel within 5 days from the contract date of the disposition or delivery of the current POS, whichever is later. |
| NJ | 7 | ✓ | N.J. Stat. Ann. § 45:15-16.67 | A purchase of a timeshare interest under this act shall be voidable by the purchaser, without penalty, within 7 calendar days after the receipt of the POS or the execution of the purchase contract, whichever date is later. |
| NM | 7 | | N.M. Stat. Ann § 47-11-5(A) | The contract of sale is voidable by the purchaser within 7 days after execution of the contract of sale. |
| NY | 7* | | 13 CRR-NY § 24.3 | Contracts to purchase timeshares under this offering plan may be cancelled by the purchaser within 7 business days of execution. *If the law of the jurisdiction in which the timeshare property is located requires a rescission period of longer than 7 business days from the date of execution of the contract, the longer period will apply. |
| NC | 5 | ✓ | N.C. Gen. Stat. § 93A-45 | The contract of sale is voidable by the purchaser for 5 days after the execution of the contract. |
| ND | - | | | North Dakota’s Subdivided Lands Disposition Act does not explicitly reference timeshare; however, the real estate commission declares this act would be the one to govern timeshare law. This statute does not provide timeshare purchasers with the right to cancel a timeshare purchase; nevertheless individual contracts may provide for a contractual right to cancel, in which case that would be the law between the parties. |
| OH | 3 | | Ohio Rev. Code §1345.22 | The buyer has the right to cancel a home solicitation sale until midnight of the third business day after the day on which the buyer signs an agreement or offer to purchase. Cancellation is evidenced by the buyer giving written notice of cancellation to the seller at the address stated in the agreement or offer to purchase. |
| OK | Any time* | | Okla. Stat. tit. 71, §§ 626(A) & 643(1) | *Contract is <i>voidable</i> by the purchaser <i>at any time</i> unless a current POS is delivered to the purchaser at least 48 hours prior to any sale, contract to sell, or option to purchase and unless the purchaser is afforded a reasonable opportunity to examine and is permitted to retain the POS. |

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| | 5 | | Okla. Stat. tit. 71, § 643(2) | Purchaser has an unconditional right to <i>rescind</i> any contract or to revoke any offer, until 5 days after the date the purchaser actually receives a legible copy of the signed contract or offer and the POS. Until 5 days after a purchaser actually receives all documents, a right to rescind may be exercised. |
| OR | 5 | ✓ | Or. Rev. Stat. § 94.836(1) & (2) | Purchaser has the right to cancel a timeshare contract within 5 calendar days from when the contract is executed. However, if no address is provided to the purchaser as to where to send their written notification to cancel a timeshare, this 5-day period begins once that information is provided. |
| PA | 7 | ✓ | 68 Pa. Stat. Ann. § 3406(a) & § 4408 | The purchaser, before conveyance, may cancel the contract within 7 days after first receiving the POS, unless, the POS is given to the purchaser more than 7 days before execution of a contract. A purchaser, before conveyance, may cancel a contract within 7 days after receiving a copy of any amendment to the POS that would have a material and adverse effect on the rights or obligations of that purchaser. |
| PR | 7 | ✓ | 31 L.P.R.A §1253 | Purchaser shall have the right to cancel his purchase contract until midnight of the seventh (7th) calendar day following the date upon which the purchaser executed such purchase contract or received the timeshare or vacation club permit, whichever occurs later. Purchaser shall also have the right to cancel his purchase contract after the rescission period has expired if the developer has not completed the accommodations which are the object of the purchase contract or of the timeshare or vacation club right which is the object thereof within eighteen (18) months of the completion date originally designated by said developer. |
| RI | 5 | | R.I. Gen. Laws § 34-41-4.06 | Purchaser has the right to cancel the contract until midnight of the 5 th business day following of the execution date or the day on which the purchaser received the last of all documents required to be provided to him or her, whichever is later. Furthermore, no closing may occur until the cancellation period of the time-share purchaser has expired. Any attempt to hold a closing prior to the expiration of the cancellation period, is unlawful and such closing is voidable at the option of the purchaser for a period of 1 year after the expiration of the cancellation period. |
| SC | 5* | | S.C. Code Ann. § 27-32-40 | Purchaser can cancel a contract within 5 days after the date of signature or the date Purchaser receives the disclosure statement, whichever occurs later. *In case of right-to-use timeshares, Purchaser may cancel any time if the accommodations or facilities provided in the contract or comparable accommodations or facilities are no longer available. |
| SD | 7 | ✓ | S.D. Admin. Rules 20:69:12:21 | A <u>Developer</u> or <u>Purchaser</u> may cancel a contract by giving the other party written notice within 7 calendar days after execution of the contract or after the purchaser's receipt of a disclosure statement, whichever occurs later. |

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| TN | 10 15* | ✓ | Tenn. Code Ann. § 66-32-114(a) & (b) | <ul style="list-style-type: none"> • <u>By Purchaser</u> - The contract is voidable by the purchaser until the purchaser has received the public offering statement. The contract is also voidable by the purchaser for 10 days from the date of the signing of the contract by the purchaser if the purchaser shall have made an on-site inspection of the time-share project prior to the signing of the contract, *and if the purchaser did not make an on-site inspection of the time-share project prior to signing the contract, for 15 days thereafter. • <u>By Developer</u> - During the applicable rescission period, the developer may cancel the contract of purchase without penalty to either party. |
| TX | 6 | ✓ | Tex. Prop. Code Ann. § 221.041 | A purchaser may cancel a purchase contract before the sixth day after the date the purchaser signs and receives a copy of the purchase contract or receives the required timeshare disclosure statement, whichever is later. |
| UT | 5 | | Utah Code Ann. § 57-19-12 | Purchase contract can be cancelled by the purchaser if (i) the purchaser provides to the developer, by hand delivery or certified mail, written notice of the cancellation and (ii) the notice is delivered or postmarked not later than midnight of the 5 th business day following the day on which the agreement is signed. |
| VT | 3 | | Vt. Stat. Ann. tit. 9 §§ 2451a(d) & 2454 | Consumer or any other person obligated for any part of the purchase price may cancel a home solicitation sale (definition includes a timeshare) until midnight of the 3 rd business day after the day on which the consumer has signed an agreement or offer to purchase relating to such sale, or has otherwise agreed to buy consumer goods or services from the seller. |
| VA | 7 | | Va. Code Ann. § 55-376(A) | Purchaser can cancel the contract until midnight of the 7 th calendar day following the execution of such contract. <i>If the 7th calendar day falls on a Sunday or legal holiday, then the right to cancel the contract shall expire on the day immediately following that Sunday or legal holiday.</i> |
| WA | 7 | ✓ | Wash. Rev. Code § 64.36.150 | A purchaser may, for 7 days following execution of an agreement to purchase a timeshare, cancel the agreement. If the purchaser does not receive the disclosure document, the agreement is voidable by the purchaser until the purchaser receives the document and for 7 days thereafter. |
| WV | 10* | ✓ | W. Va. Code Ann. § 36-9-5(f) | Purchaser may cancel within the later of 10 days from the date the contract is signed or the date the public offering statement is received. *Purchaser may also cancel the contract at any time after the accommodations or facilities are no longer available as provided in this contract. |
| WI | 5 | | Wis. Stat. § 707.47(2) | Purchaser may cancel a contract for the purchase of a time share until midnight of the 5th business day after whichever of the following the date that the contract is executed or the date on which the purchaser receives the last of the documents required to be provided to the purchaser, whichever is later. |

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Wyo. Stat. Ann. § 40-12-104

Wyoming does not provide a rescission period for timeshare purchases; however the purchase contract may provide a right to cancel.

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*If the timeshare purchase can be classified as a “Home Solicitation Sale”, then the buyer has the right to cancel until midnight of the 3rd business day after the day on which the buyer signs an agreement or offer to purchase. The cancellation period will not commence until the buyer is furnished a copy of the completed, approved and accepted contract, is given the name and address to which the notice of cancellation should be sent and is provided with a written statement of his right of cancellation.