

Adoption of New Rule
3 February 2021

On 3 February 2021, the HVMCA Board of Directors unanimously voted to adopt a new rule regulation the short term rental (i.e. rentals less than 28 days) of HVMCA member's properties. The text of the new rule is below. This rule will be incorporated into the HVMCA Rules and Regulations Handbook in the next update. In the meantime, please place a copy inside your existing handbook.

Text of Short Term Rental Prohibition Rule

No Transient Use. Lots and Lot Improvements, including Residences, may not be rented for transient, hotel, fractional or similar purposes or any time-sharing arrangement under which occupancy rights for specific periods are distributed between two or more persons. No Lot or Residence may be advertised with Airbnb, VRBO, Flipkey, Homeaway, or by any other means, as being available for rent or lease for a period of less than twenty eight (28) days, or in a manner that would suggest or imply the Lot or Residence was available for rent or lease for a period of less than twenty eight (28) days.

No Time Sharing. No Lot or Residence may be divided, used or conveyed on a time increment basis (commonly referred to as “time sharing”). The term “time sharing” is defined to include any agreement, plan, program or arrangement under which the right to use, occupy or possess a Lot or Residence or any portion of a Lot or Residence rotates among various persons, either corporate, partnership, individual or otherwise, on a periodically recurring basis.

Lease Requirements. Each term of any lease or rental agreement must be twenty eight (28) days or more. If a Tenant vacates after less than twenty eight (28) days, the Member may not re-lease the Lot, or any portion thereof, until the expiration of twenty eight (28) days from the date the Tenant took occupancy of the Lot, or any portion thereof, unless the Member applies for and receives a hardship exception from the Board.