

What Has ARDA-ROC Done for You Lately? *2007 - 2009 Updates*

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 proactive in our efforts to pass legislation that benefits timeshare owners.

State/Year	Legislative or Regulatory Change Supported or Funded by ROC	Benefit to Timeshare Owners
Arizona 2007 and 2008	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.
California 2009	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.
Colorado 2008	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.
Florida 2009	<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</p>

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		without a negative impact on their credit score.
Florida 2007	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 bills that would affect the operation of home owners associations.	The law provides for an affordable alternative to obtaining insurance for sold out homeowners' associations and protected the timeshare industry for harmful regulation.
Hawaii 2009	ARDA successfully passed SB 1352, a bill that will transfer fee timeshare interests from the land court system to the regular recording system, 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.
Hawaii 2007 and 2008	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.
Illinois 2009	ARDA successfully lobbied for and passed 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.
Missouri 2007	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.
Nevada 2009	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.

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	SB 183, regarding timeshare project delegate voting in master associations...	Timeshare owners will be able to vote through delegates no matter the size of the master association.
Nevada 2008	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.
Nevada 2007	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 state-wide legislation.
South Carolina 2007, 2008 and 2009	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.
Tennessee 2007	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.
Texas 2007	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.
USVI 2007 and 2008	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.
Utah 2008 and 2009	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.