2026

Economic and Fiscal Impacts

of the California Timeshare Industry

2026 EDITION
PREPARED BY EY

ARDA
Research & Insights

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Executive Summary

The California timeshare industry extends beyond the timeshare resorts with which customers are most familiar. The total economic contribution of the industry also includes the economic impacts of sales and marketing offices, corporate operations, construction of new resorts and the renovation of existing resorts, and the significant impact of expenditures of vacationers during timeshare stays in the state. This document presents estimates of the economic and state and local tax benefits generated by the timeshare industry in the state of California.

As shown in Tables ES-1 and ES-2 below, the timeshare industry in California accounted for 27,153 jobs, $6.2 billion of output, nearly $2.1 billion in labor income, and $438 million in state and local tax revenue. Around 6% of the timeshare industry's economic contributions take place in California for employment, labor income, and output, and 9% of the industry's state and local taxes. Timeshare visitors also generate substantial economic activity beyond the resort itself. The average California timeshare travel party spends approximately $5,600 during its stay, including approximately $3,600 at businesses outside the timeshare resort.

Table ES-1. Economic Impacts of the Timeshare Industry in California, 2025
Millions of dollars; Number of part- and full-time jobs

Impact	Direct	Indirect & induced	2025 total	Share of national
Employment	15,000	12,154	27,153	6%
Labor income	$1,092	$975	$2,067	6%
Output	$3,401	$2,816	$6,218	6%
State & local taxes	$334	$104	$438	9%

Note: Includes impacts related to resort operations, corporate office operations, sales office operations, consumer expenditures, and capital expenditures in 2025.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey, IRS Income Statistics, BEA, Census of State and Local Government Finance, and EY analysis using the IMPLAN input-output model.

Table ES-2. Summary of Fiscal Impacts of the California Timeshare Industry, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Resorts	$98	$217	$315
Corporate	$17	$10	$26
Sales and marketing	$8	$5	$12
Vacation expenditures	$57	$21	$77
Capital expenditures	$4	$2	$6
Total	**$184**	**$254**	**$438**

Note: Numbers may not appear to sum due to rounding.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey, IRS Income Statistics, BEA, Census of State and Local Government Finance, and EY analysis using the IMPLAN input-output model.

Survey Results

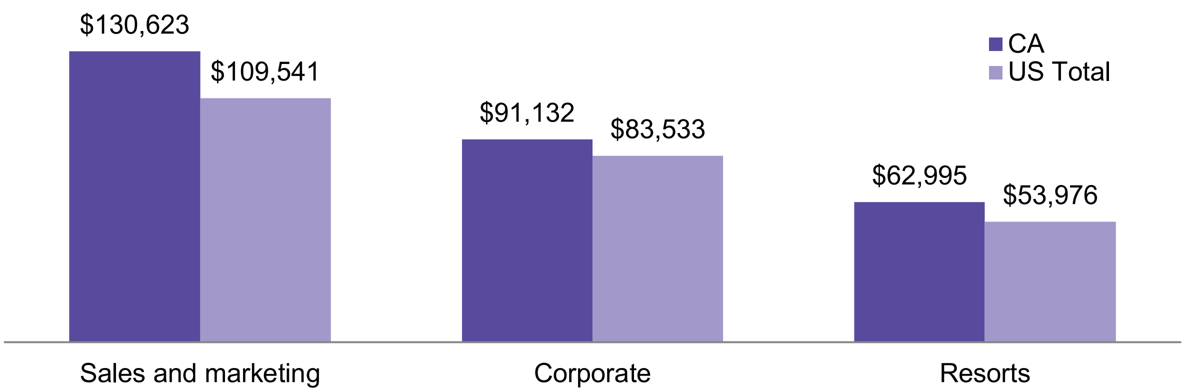
The primary data source for the economic and fiscal impacts is a survey of timeshare resorts, developers, and management companies. This survey was conducted by EY for ARDA Research & Insights in early 2026. The survey combined both State of the Industry questions and Economic Impact questions in one master survey. Survey responses were scaled to reflect the entire timeshare industry in California.[1] The identified timeshare resorts in California were sent a survey questionnaire. It is estimated that there are 18,291 timeshare units at 128 resorts in California.[2]

Table 1. Direct Timeshare Industry Operations for California, 2025
Millions of dollars; Number of part- and full-time jobs

	Employment	Employee compensation	Economic output
Resort operations	7,663	$483	$2,001
Corporate headquarters	1,524	$139	$303
Sales and marketing	594	$78	$112
Total	**9,781**	**$699**	**$2,416**

Note: Does not include off-site vacation expenditures and capital expenditure data. Resort, corporate headquarters and sales and marketing employment for the timeshare industry in California were estimated using survey responses.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey and EY analysis.

Figure 1. Average Annual Compensation by Industry Function in California, 2025
Including payroll taxes and other benefits



Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey and wage trends from the Bureau of Labor Statistics.

1 This study excludes fractional resorts, Private Residence Clubs, and Destination Clubs.

2 The total number of timeshare units in California is estimated as the number of California resorts (128) multiplied by the average number of units per resort (143). Total may not match due to rounding.

Table 2. Capital Expenditures in the California Timeshare Industry, 2025
Millions of dollars

Capital expenditures	Direct spending
Resort capital expenditures	$70
New construction	--
Renovation	$70
Sales and corporate capital expenditures	--
New construction	--
Renovation	--
Total capital expenditures	**$70**

Note: Renovation costs include costs related to renovation, furniture, fixtures, equipment (FF&E), and other capital expenditures. New construction costs include expenses related to the purchase of land, construction, FF&E, and other capital expenditures.

Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey and EY analysis.

ARDA Research & Insights commissioned Sports & Leisure Research Group, a market research company, to collect data via a survey on vacation expenditures by timeshare owners and visitors during their California timeshare vacations in the last year, which is summarized in Table 3. This data is used to estimate the impact of timeshare vacationer spending on the California economy.

Table 3. Detailed Vacation Expenditure Spending Data[1]

	Average per party			
Vacation spending data	***On-site spending***	***Off-site spending***	***Total spending***	**Total off-site spending ($mil)**
Air transportation services	--	$1,028	$1,028	$297
Entertainment and recreation	$269	$282	$551	$81
Hotels and motel services[2]	$746	$632	$1,378	$183
Restaurants & bars	$190	$258	$448	$75
Clothing and clothing accessories	$164	$221	$385	$64
Groceries	$184	$221	$405	$64
Ground transit	--	$81	$81	$23
Gasoline stations	--	$135	$135	$39
Miscellaneous	$73	$72	$145	$21
Rental cars	--	$211	$211	$61
Theme parks & museums	$140	$213	$353	$62
Fitness & sports	$260	$225	$485	$65
Total	**$2,026**	**$3,579**	**$5,605**	**$1,034**
Average spending per person[3]	**$596**	**$1,053**	**$1,649**	

1 Does not include gambling wins and losses.

2 Hotel and motel on-site expenditures are captured by the 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey as rental revenue and are not included in “on-site spending” referenced throughout the text.

3 Average travel party size is 3.4 people in California. The average spending is spending per timeshare vacation stay.

Source: 2026 U.S. Shared Vacation Ownership Owners Survey, prepared by Sports and Leisure Research Group for ARDA Research & Insights.

Economic and Fiscal Impact Results

The timeshare industry generates economic activity through its purchases from suppliers, employee compensation, and payments to owners and investors. These payments drive broader economic effects in two important ways. First, when the timeshare industry buys goods and services from suppliers, it supports additional jobs, income, sales, and tax revenue in those industries. This impact on suppliers is known as the "indirect" economic impact. Second, when employees and owners spend their earnings at restaurants, stores, and other local businesses, it creates additional economic activity. The impact from additional consumer spending is referred to as the "induced" economic impact.

Using an economic model of the California economy developed by IMPLAN Group LLC and customized by EY, this analysis estimated the direct, indirect, and induced economic impacts of the timeshare industry. The survey data discussed above was used to generate the direct impacts that served as inputs into the IMPLAN model, which was used to estimate indirect and induced impacts across the industry's functions.

Table 4. Direct Economic Output Generated by California Resort Operations, 2025
Millions of dollars

	Amount
Rental revenue	$295
Maintenance fees	$1,337
On-site consumer spending	$370
Direct economic output	**$2,001**

Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey and EY analysis.

Table 5. Direct Economic Output Generated by California Corporate, Sales and Marketing Operations, 2025
Millions of dollars

	Corporate headquarters	Sales and marketing
Labor income	$139	$78
Non-labor operating expenses	$156	$35
Profits	$8	$0
Direct economic output	**$303**	**$112**

Note: Numbers may not appear to sum due to rounding.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact, IRS Income Statistics, BEA, and EY analysis.

Table 6. Detailed Economic Impacts of the California Timeshare Industry, by Function, 2025
Millions of dollars; number of part- and full-time jobs

Output	Direct	Indirect & induced	Total
Industry operations	$2,416	$1,964	$4,380
Resorts	$2,001	$1,538	$3,539
Corporate	$303	$320	$623
Sales and marketing	$112	$106	$218
Vacation expenditures	$915	$789	$1,704
Capital expenditures	$70	$64	$134
Total	**$3,401**	**$2,816**	**$6,218**

Employment	Direct	Indirect & induced	Total
Industry operations	9,781	8,574	18,355
Resorts	7,663	6,821	14,484
Corporate	1,524	1,309	2,833
Sales and marketing	594	444	1,038
Vacation expenditures	4,965	3,334	8,299
Capital expenditures	254	246	500
Total	**15,000**	**12,154**	**27,153**

Income	Direct	Indirect & induced	Total
Industry operations	$754	$686	$1,440
Resorts	$535	$539	$1,074
Corporate	$139	$110	$249
Sales and marketing	$80	$37	$116
Vacation expenditures	$312	$269	$581
Capital expenditures	$25	$20	$46
Total	**$1,092**	**$975**	**$2,067**

Note: Labor income includes employee compensation shown in "Table 1. Direct Industry Operations Survey Data for California, 2025" and proprietor income.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey and EY analysis using the IMPLAN input-output model.

Table 7. Summary of Direct, Indirect, and Induced Fiscal Impacts of the California Timeshare Industry by Function, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Property tax	**$0**	**$110**	**$110**
Resorts	$0	$82	$82
Corporate	$0	$7	$7
Sales and marketing	$0	$3	$3
Vacation expenditures	$0	$17	$17
Capital expenditures	$0	$1	$1
General sales tax	**$55**	**$12**	**$67**
Resorts	$19	$8	$26
Corporate	$4	$2	$6
Sales and marketing	$2	$1	$3
Vacation expenditures	$28	$2	$30
Capital expenditures	$2	$0	$2
Other taxes	**$129**	**$132**	**$261**
Resorts	$79	$128	$208
Corporate	$12	$1	$13
Sales and marketing	$6	$0	$6
Vacation expenditures	$29	$2	$31
Capital expenditures	$2	$0	$2
Total	**$184**	**$254**	**$438**

Note: Numbers may not appear to sum due to rounding.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey, IRS Income Statistics, BEA, Census of State and Local Government Finance, and EY analysis using the IMPLAN input-output model.

Table 8. Summary of Direct, Indirect, and Induced Fiscal Impacts of the California Timeshare Industry by Tax Type, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Property taxes	$0	$110	$110
General sales taxes	$55	$12	$67
Occupancy taxes	--	$124	$124
Excise taxes	$12	$6	$18
License taxes	$5	$0	$5
Corporate income tax	$46	--	$46
Individual income tax	$64	--	$64
Medicare and SSI tax	--	--	--
Misc. taxes	$1	$2	$3
Total taxes	**$184**	**$254**	**$438**

Note: Excise taxes include taxes on alcohol, tobacco, and motor fuels.
Source: 2026 US State of the Vacation Timeshare Industry and Economic Impact Survey, IRS Income Statistics, Census of State and Local Government Finance, BEA, and EY analysis using the IMPLAN input-output model.