

2026

Economic and Fiscal Impacts *of the Florida Timeshare Industry*



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of the Florida Timeshare Industry

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Executive Summary

The Florida 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 Florida. In addition, the *Spotlight on Central Florida* section provides a detailed analysis of the industry's economic contributions within the Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

As shown in Tables ES-1 and ES-2 below, the timeshare industry in Florida accounted for 109,100 jobs, \$22.9 billion of output, \$6.8 billion in labor income, and \$1.2 billion in state and local tax revenue. The timeshare industry within Central Florida accounted for 32,805 jobs, \$6.8 billion of output, \$2.1 billion in labor income, and \$355 million in state and local tax revenue. Timeshare visitors also generate substantial economic activity beyond the resort itself. The average Florida timeshare travel party spends approximately \$4,200 during its stay, including approximately \$2,800 at businesses outside the timeshare resort.

Table ES-1. Economic Impacts of the Timeshare Industry in Florida, 2025

Millions of dollars; Number of part- and full-time jobs

Impact	Direct	Indirect & induced	2025 Florida total	State share of national	2025 Central Florida total
Employment	56,711	52,389	109,100	25%	32,805
Labor income	\$3,593	\$3,195	\$6,788	21%	\$2,126
Output	\$12,742	\$10,123	\$22,865	23%	\$6,833
State & local taxes	\$1,015	\$220	\$1,235	25%	\$355

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 Florida Timeshare Industry, 2025

Millions of dollars

	State taxes	Local taxes	Florida total taxes	Central Florida total taxes
Resorts	\$297	\$577	\$874	\$233
Corporate	\$24	\$23	\$47	\$38
Sales and marketing	\$10	\$9	\$19	\$13
Vacation expenditures	\$191	\$95	\$287	\$66
Capital expenditures	\$5	\$3	\$9	\$4
Total	\$528	\$707	\$1,235	\$355

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 Florida.¹ The identified timeshare resorts in Florida were sent a survey questionnaire. It is estimated that there are 63,220 timeshare units at 337 resorts in Florida.²

Table 1. Direct Timeshare Industry Operations for Florida, 2025

Millions of dollars; Number of part- and full-time jobs

	Employment	Employee compensation	Economic output
Resort operations	28,932	\$1,528	\$7,420
Corporate headquarters	4,274	\$371	\$814
Sales and marketing	1,642	\$185	\$281
Total	34,848	\$2,084	\$8,515

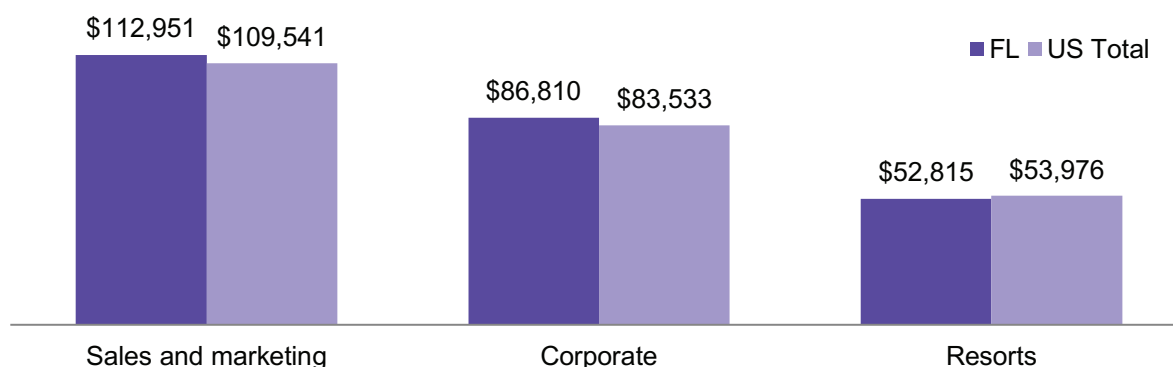
Note: Does not include off-site vacation expenditures and capital expenditure data.

Resort, corporate headquarters and sales and marketing employment for the timeshare industry in Florida 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 Florida, 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 Florida is estimated as the number of Florida resorts (337) multiplied by the average number of units per resort (188). Total may not match due to rounding.

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

Capital expenditures	Direct spending
Resort capital expenditures	\$162.2
New construction	\$0.2
Renovation	\$162.0
Sales and corporate capital expenditures	\$2.1
New construction	--
Renovation	\$2.1
Total capital expenditures	\$164.2

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: 2024 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 Florida 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 Florida economy.

Table 3. Detailed Vacation Expenditure Spending Data¹

Vacation spending data	Average per party			Total off-site spending (\$mil)
	On-site spending	Off-site spending	Total spending	
Air transportation services	--	\$962	\$962	\$1,593
Entertainment and recreation	\$135	\$129	\$264	\$214
Hotels and motel services ²	\$472	\$457	\$929	\$757
Restaurants & bars	\$185	\$231	\$416	\$383
Clothing and clothing accessories	\$131	\$174	\$305	\$288
Groceries	\$165	\$189	\$354	\$313
Ground transit	--	\$49	\$49	\$81
Gasoline stations	--	\$123	\$123	\$204
Miscellaneous	\$48	\$42	\$90	\$70
Rental cars	--	\$189	\$189	\$313
Theme parks & museums	\$109	\$170	\$279	\$281
Fitness & sports	\$113	\$80	\$193	\$132
Total	\$1,358	\$2,795	\$4,153	\$4,628
Average spending per person³	\$424	\$873	\$1,298	

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 3.2 people in Florida. The average spending is spending per timeshare vacation stay.

Source: 2026 Shared Vacation Ownership Owners Survey, prepared by Sports and Leisure 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 Florida 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
Florida Resort Operations, 2025**
Millions of dollars

	Amount
Rental revenue	\$1,076
Maintenance fees	\$4,876
On-site consumer spending	\$1,467
Direct economic output	\$7,420

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

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

	Corporate headquarters	Sales and marketing
Labor income	\$371	\$185
Non-labor operating expenses	\$421	\$94
Profits	\$22	\$2
Direct economic output	\$814	\$281

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, and EY analysis.

**Table 6. Detailed Economic Impacts of the Florida Timeshare Industry,
by Function, 2025**

Millions of dollars; number of part- and full-time jobs

Output	Direct	Indirect & induced	Total
Industry operations	\$8,515	\$6,407	\$14,922
Resorts	\$7,420	\$5,138	\$12,558
Corporate	\$814	\$978	\$1,793
Sales and marketing	\$281	\$292	\$572
Vacation expenditures	\$4,063	\$3,563	\$7,626
Capital expenditures	\$164	\$152	\$317
Total	\$12,742	\$10,123	\$22,865

Employment	Direct	Indirect & induced	Total
Industry operations	34,848	33,094	67,941
Resorts	28,932	26,790	55,722
Corporate	4,274	4,843	9,117
Sales and marketing	1,642	1,461	3,103
Vacation expenditures	21,187	18,599	39,785
Capital expenditures	676	697	1,373
Total	56,711	52,389	109,100

Income	Direct	Indirect & induced	Total
Industry operations	\$2,263	\$1,996	\$4,258
Resorts	\$1,695	\$1,607	\$3,302
Corporate	\$379	\$298	\$678
Sales and marketing	\$189	\$90	\$279
Vacation expenditures	\$1,279	\$1,153	\$2,432
Capital expenditures	\$52	\$46	\$97
Total	\$3,593	\$3,195	\$6,788

Note: Labor income includes employee compensation shown in "Table 1. Direct Industry Operations Survey Data for Florida, 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 Florida Timeshare Industry by Function, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Property tax	--	\$578	\$578
Resorts	--	\$486	\$486
Corporate	--	\$18	\$18
Sales and marketing	--	\$7	\$7
Vacation expenditures	--	\$64	\$64
Capital expenditures	--	\$3	\$3
General sales tax	\$283	\$39	\$322
Resorts	\$86	\$12	\$98
Corporate	\$18	\$2	\$20
Sales and marketing	\$7	\$1	\$8
Vacation expenditures	\$168	\$23	\$191
Capital expenditures	\$4	\$1	\$5
Other taxes	\$244	\$91	\$335
Resorts	\$211	\$79	\$290
Corporate	\$6	\$2	\$9
Sales and marketing	\$3	\$1	\$4
Vacation expenditures	\$23	\$8	\$31
Capital expenditures	\$1	\$0	\$1
Total	\$528	\$707	\$1,235

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 Florida Timeshare Industry by Tax Type, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Property taxes	--	\$578	\$578
General sales taxes	\$283	\$39	\$322
Occupancy taxes	\$152	\$68	\$221
Excise taxes	\$33	\$22	\$55
License taxes	\$7	--	\$7
Corporate income tax	\$52	--	\$52
Individual income tax	--	--	--
Medicare and SSI tax	--	--	--
Misc. taxes	--	\$1	\$1
Total taxes	\$528	\$707	\$1,235

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.

Spotlight on Central Florida

Survey Results

Survey responses were scaled to reflect the timeshare industry in Central Florida (Orlando-Kissimmee-Sanford Metropolitan Statistical Area).³ The identified timeshare resorts in Central Florida were sent a survey questionnaire. It is estimated that there are 15,383 timeshare units at 82 resorts in Central Florida,⁴ representing 24% of the state's 63,220 units at 337 resorts.

Table 9. Direct Timeshare Industry Operations for Central Florida, 2025

Millions of dollars; Number of part- and full-time jobs

	Employment	Employee compensation	Economic output
Resort operations	6,965	\$374	\$1,905
Corporate headquarters	3,657	\$298	\$677
Sales and marketing	1,282	\$131	\$206
Total	11,904	\$804	\$2,788

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 Central Florida were estimated using survey responses.

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

Figure 2. Average Annual Compensation by Industry Function in Central Florida, 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.

³ This study excludes fractional resorts, Private Residence Clubs, and Destination Clubs.

⁴ The total number of timeshare units in Central Florida is estimated as the number of Central Florida resorts (82) multiplied by the average number of units per resort (188). Total may not match due to rounding.

Table 10. Capital Expenditures in the Central Florida Timeshare Industry, 2025
Millions of dollars

Capital expenditures	Direct spending
Resort capital expenditures	\$39.5
New construction	\$0.1
Renovation	\$39.4
Sales and corporate capital expenditures	\$2.1
New construction	--
Renovation	\$2.1
Total capital expenditures	\$41.6

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 Florida timeshare vacations in the last year, which is summarized in Table 11. This data is used to estimate the impact of timeshare vacationer spending on the Central Florida economy.

Table 11. Detailed Vacation Expenditure Spending Data¹

Vacation spending data	Average per party			Total off-site spending (\$mil)
	On-site spending	Off-site spending	Total spending	
Air transportation services	--	\$962	\$962	\$378
Entertainment and recreation	\$135	\$129	\$264	\$51
Hotels and motel services ²	\$472	\$457	\$929	\$180
Restaurants & bars	\$185	\$231	\$416	\$91
Clothing and clothing accessories	\$131	\$174	\$305	\$68
Groceries	\$165	\$189	\$354	\$74
Ground transit	--	\$49	\$49	\$19
Gasoline stations	--	\$123	\$123	\$48
Miscellaneous	\$48	\$42	\$90	\$17
Rental cars	--	\$189	\$189	\$74
Theme parks & museums	\$109	\$170	\$279	\$67
Fitness & sports	\$113	\$80	\$193	\$31
Total	\$1,358	\$2,795	\$4,153	\$1,100
Average spending per person³	\$424	\$873	\$1,298	

¹Does not include gambling wins and losses.

²Hotel 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.

³Average travel party size is 3.2 people in Florida. The average spending is spending per timeshare vacation stay.
Source: 2026 U.S. Shared Vacation Ownership Owners Survey, prepared by Sports & Leisure for ARDA Research & Insights.

Economic and Fiscal Impact Results

Using an economic model of the Central Florida 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 12. Direct Economic Output Generated by
Central Florida Resort Operations, 2025**
Millions of dollars

	Amount
Rental revenue	\$276
Maintenance fees	\$1,252
On-site consumer spending	\$377
Direct economic output	\$1,905

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

**Table 13. Direct Economic Output Generated by Central Florida
Corporate, Sales and Marketing Operations, 2025**
Millions of dollars

	Corporate headquarters	Sales and marketing
Labor income	\$298	\$131
Non-labor operating expenses	\$360	\$73
Profits	\$19	\$2
Direct economic output	\$677	\$206

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, and EY analysis.

Table 14 shows the detailed economic impacts of Central Florida Timeshare Industry. Central Florida accounts for 30% of the statewide economic impacts generated by Florida's timeshare industry. Approximately one-quarter of Florida timeshare resort units are located in Central Florida, and the region's share of resort operation, vacation expenditure, and capital expenditure impacts tracks closely with that concentration, generating 23% to 25% of statewide resort-related output, employment, and income. The region's share of corporate and sales impacts is considerably higher, at 70-82%, because many timeshare companies are headquartered in and operate their sales and marketing centers in the Orlando metropolitan area.

Table 14. Detailed Economic Impacts of the Central Florida Timeshare Industry, by Function, 2025

Millions of dollars; number of part- and full-time jobs

Output	Direct	Indirect & induced	Total	Share of statewide total
Industry operations	\$2,788	\$2,209	\$4,997	33%
Resorts	\$1,905	\$1,232	\$3,137	25%
Corporate	\$677	\$776	\$1,453	81%
Sales and marketing	\$206	\$200	\$406	71%
Vacation expenditures	\$965	\$796	\$1,761	23%
Capital expenditures	\$42	\$34	\$76	24%
Total	\$3,795	\$3,038	\$6,833	30%

Employment	Direct	Indirect & induced	Total	
Industry operations	11,904	11,426	23,330	34%
Resorts	6,965	6,565	13,530	24%
Corporate	3,657	3,851	7,508	82%
Sales and marketing	1,282	1,010	2,292	74%
Vacation expenditures	4,963	4,185	9,148	23%
Capital expenditures	165	161	326	24%
Total	17,032	15,773	32,805	30%

Income	Direct	Indirect & induced	Total	
Industry operations	\$851	\$687	\$1,539	36%
Resorts	\$398	\$390	\$788	24%
Corporate	\$320	\$235	\$556	82%
Sales and marketing	\$133	\$62	\$195	70%
Vacation expenditures	\$308	\$255	\$563	23%
Capital expenditures	\$14	\$10	\$24	25%
Total	\$1,173	\$953	\$2,126	31%

Note: Labor income includes employee compensation shown in "Table 9. Direct Industry Operations Survey Data for Central Florida, 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 15. Summary of Direct, Indirect, and Induced Fiscal Impacts of the Central Florida Timeshare Industry by Function, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes	Share of statewide total
Property tax	--	\$168	\$168	29%
Resorts	--	\$133	\$133	27%
Corporate	--	\$15	\$15	82%
Sales and marketing	--	\$5	\$5	70%
Vacation expenditures	--	\$15	\$15	23%
Capital expenditures	--	\$1	\$1	25%
General sales tax	\$81	\$11	\$92	29%
Resorts	\$21	\$3	\$23	24%
Corporate	\$14	\$2	\$16	82%
Sales and marketing	\$5	\$1	\$6	70%
Vacation expenditures	\$38	\$5	\$44	23%
Capital expenditures	\$3	\$0	\$3	64%
Other taxes	\$50	\$44	\$94	28%
Resorts	\$37	\$40	\$77	27%
Corporate	\$5	\$2	\$7	82%
Sales and marketing	\$2	\$1	\$2	70%
Vacation expenditures	\$5	\$2	\$7	23%
Capital expenditures	\$0	\$0	\$0	25%
Total	\$131	\$224	\$355	29%

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 16. Summary of Direct, Indirect, and Induced Fiscal Impacts of the Central Florida Timeshare Industry by Tax Type, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes	Share of statewide total
Property taxes	--	\$168	\$168	29%
General sales taxes	\$81	\$11	\$92	29%
Occupancy taxes	\$23	\$38	\$60	27%
Excise taxes	\$10	\$7	\$17	31%
License taxes	\$2	--	\$2	31%
Corporate income tax	\$15	--	\$15	29%
Individual income tax	--	--	--	--
Medicare and SSI tax	--	--	--	--
Misc. taxes	--	\$0	\$0	31%
Total taxes	\$131	\$224	\$355	29%

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.