

2026

Economic and Fiscal Impacts *of the Nevada Timeshare Industry*



2026 EDITION
PREPARED BY



ARDA
Research & Insights

2026

Economic and Fiscal Impacts

of the Nevada Timeshare Industry

EXECUTIVE SUMMARY	1
SURVEY RESULTS	2
ECONOMIC AND FISCAL IMPACT RESULTS.....	4

Executive Summary

The Nevada 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 Nevada.

As shown in Tables ES-1 and ES-2 below, the timeshare industry in Nevada accounted for 21,151 jobs, \$5.2 billion of output, more than \$1.5 billion in labor income, and \$281 million in state and local tax revenue. Around 5% of the timeshare industry's economic contributions take place in Nevada for employment, labor income, and output, and 6% of the industry's state and local taxes. Timeshare visitors also generate substantial economic activity beyond the resort itself. The average Nevada timeshare travel party spends approximately \$4,900 during its stay, including approximately \$3,300 at businesses outside the timeshare resort.

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

Impact	Direct	Indirect & induced	2025 total	Share of national
Employment	11,521	9,630	21,151	5%
Labor income	\$940	\$600	\$1,540	5%
Output	\$3,242	\$1,962	\$5,204	5%
State & local taxes	\$236	\$45	\$281	6%

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 Nevada Timeshare Industry, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Resorts	\$36	\$179	\$214
Corporate	\$6	\$3	\$10
Sales and marketing	\$5	\$3	\$8
Vacation expenditures	\$34	\$13	\$47
Capital expenditures	\$2	\$1	\$2
Total	\$82	\$199	\$281

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 Nevada.¹ The identified timeshare resorts in Nevada were sent a survey questionnaire. It is estimated that there are 15,476 timeshare units at 55 resorts in Nevada.²

Table 1. Direct Timeshare Industry Operations for Nevada, 2025

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

	Employment	Employee compensation	Economic output
Resort operations	4,649	\$307	\$1,786
Corporate headquarters	1,079	\$75	\$191
Sales and marketing	677	\$72	\$112
Total	6,405	\$454	\$2,089

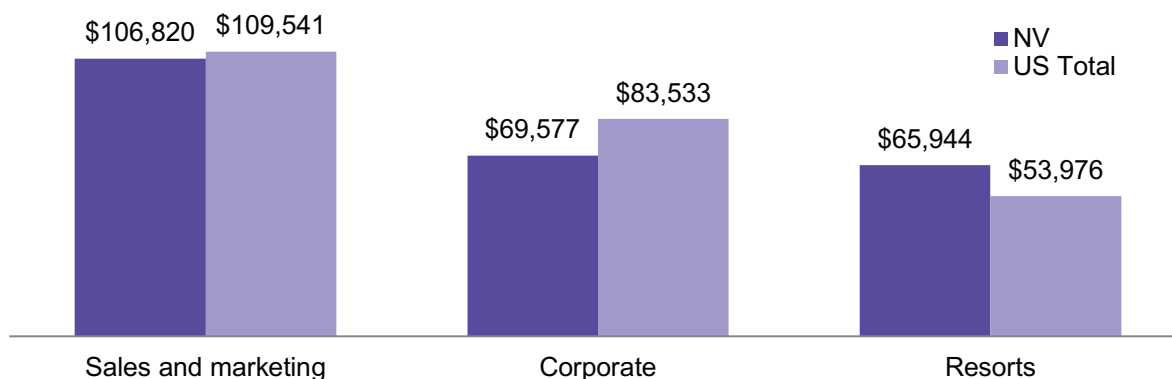
Note: Does not include off-site vacation expenditures and capital expenditure data.

Resort, corporate headquarters and sales and marketing employment for the timeshare industry in Nevada 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 Nevada, 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 Nevada is estimated as the number of Nevada resorts (55) multiplied by the average number of units per resort (281). Total may not match due to rounding.

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

Capital expenditures	Direct spending
Resort capital expenditures	\$48
New construction	--
Renovation	\$48
Sales and corporate capital expenditures	--
New construction	--
Renovation	--
Total capital expenditures	\$48

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 Nevada 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 Nevada 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	--	\$1,047	\$1,047	\$406
Entertainment and recreation	\$119	\$132	\$251	\$51
Hotels and motel services ²	\$667	\$585	\$1,252	\$227
Restaurants & bars	\$189	\$262	\$451	\$101
Clothing and clothing accessories	\$149	\$223	\$372	\$86
Groceries	\$186	\$229	\$415	\$89
Ground transit	--	\$53	\$53	\$21
Gasoline stations	--	\$129	\$129	\$50
Miscellaneous	\$64	\$49	\$113	\$19
Rental cars	--	\$222	\$222	\$86
Theme parks & museums	\$120	\$228	\$348	\$88
Fitness & sports	\$144	\$96	\$240	\$37
Total	\$1,638	\$3,255	\$4,893	\$1,261
Average spending per person³	\$496	\$986	\$1,483	

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 3.3 people in Nevada. 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 Nevada 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 Nevada Resort Operations, 2025
Millions of dollars

	Amount
Rental revenue	\$255
Maintenance fees	\$1,155
On-site consumer spending	\$376
Direct economic output	\$1,786

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

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

	Corporate headquarters	Sales and marketing
Labor income	\$75	\$72
Non-labor operating expenses	\$110	\$39
Profits	\$6	\$1
Direct economic output	\$191	\$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 Nevada Timeshare Industry,
by Function, 2025**

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

Output	Direct	Indirect & induced	Total
Industry operations	\$2,089	\$1,218	\$3,307
Resorts	\$1,786	\$954	\$2,741
Corporate	\$191	\$173	\$364
Sales and marketing	\$112	\$91	\$203
Vacation expenditures	\$1,105	\$714	\$1,819
Capital expenditures	\$48	\$30	\$78
Total	\$3,242	\$1,962	\$5,204

Employment	Direct	Indirect & induced	Total
Industry operations	6,405	5,963	12,368
Resorts	4,649	4,715	9,365
Corporate	1,079	811	1,890
Sales and marketing	677	436	1,113
Vacation expenditures	4,945	3,532	8,477
Capital expenditures	171	135	306
Total	11,521	9,630	21,151

Income	Direct	Indirect & induced	Total
Industry operations	\$589	\$369	\$958
Resorts	\$439	\$291	\$731
Corporate	\$76	\$50	\$126
Sales and marketing	\$74	\$27	\$101
Vacation expenditures	\$336	\$222	\$558
Capital expenditures	\$15	\$9	\$24
Total	\$940	\$600	\$1,540

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

	State taxes	Local taxes	Total taxes
Property tax	\$0	\$61	\$61
Resorts	\$0	\$49	\$49
Corporate	\$0	\$2	\$2
Sales and marketing	\$0	\$1	\$1
Vacation expenditures	\$0	\$8	\$8
Capital expenditures	\$0	\$0	\$0
General sales tax	\$67	\$7	\$74
Resorts	\$28	\$4	\$33
Corporate	\$5	\$1	\$6
Sales and marketing	\$4	\$1	\$5
Vacation expenditures	\$29	\$1	\$30
Capital expenditures	\$1	\$0	\$1
Other taxes	\$16	\$130	\$146
Resorts	\$7	\$125	\$132
Corporate	\$1	\$1	\$2
Sales and marketing	\$1	\$1	\$2
Vacation expenditures	\$6	\$4	\$9
Capital expenditures	\$0	\$0	\$0
Total	\$82	\$199	\$281

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 Nevada Timeshare Industry by Tax Type, 2025
Millions of dollars

	State taxes	Local taxes	Total taxes
Property taxes	\$0	\$61	\$61
General sales taxes	\$67	\$7	\$74
Occupancy taxes	--	\$120	\$120
Excise taxes	\$8	\$10	\$18
License taxes	\$2	\$0	\$2
Corporate income tax	\$0	--	\$0
Individual income tax	\$0	--	\$0
Medicare and SSI tax	--	--	--
Misc. taxes	\$6	\$0	\$6
Total taxes	\$82	\$199	\$281

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.