

ABOUT NIGHTLY RENTALS:

What do I need to know about transient occupancy?

The town of Mammoth Lakes has long debated the topic of short-term rentals in single-family residential zones. While many nightly rentals for homes can be found online, many of these homeowners are fined if caught renting on a nightly basis (or less than thirty days) if their home is not in an area zones for nightly rentals. In 2015, Mammoth held a special election regarding future decisions on transient occupancy. Voters passed **Measure Z** in the fall of 2015; this measure prevents the Town Council from changing zoning in order to expand short-term and nightly rentals without voter approval. This is something every homebuyer should be aware of.

The majority of condominiums and single-family homes in Mammoth are not the homeowners' primary residences. In other words, the majority of homeowners in Mammoth were not able to vote in the special election affecting their ability to rent their property.

Is renting your property important to you? If so, then know this: the majority of condominiums and townhomes in Mammoth can be rented on a short-term basis, and the majority of single-family homes cannot be rented on a short-term basis. If a condominium's Homeowner's Association votes against nightly rentals but the development's zoning allows for nightly rentals, then the Homeowner's Association trumps the zoning and nightly rentals are prohibited.

If condominium owners choose to rent their properties, they must comply with the town's ordinances regarding nightly rentals. These include a 13% **Transient Occupancy Tax** which guests pay to licensed operators of the rentals. Those licensed operators are then responsible to remit the Transient Occupancy Tax to the town.

Property Management Companies

One of the most significant decisions affecting revenue of a rental property is the hiring of a property management company. Often we can find and compare rental histories from different management companies, allowing clients' to make an informed decision. Homeowners sometimes have the option of an on-site management company or an off-site management company. The benefits of on-site management usually reflect the close proximity of maintenance workers and respondents to complaints (such as noise). The benefits of off-site management are usually reflected in the owner/management split of gross rental income. The right management company will differ for each unit and each development, but we can help you make the best decision for your needs.



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