

20 November 2025

To: Shining Mountains Owner's Association (SMOA)
From: SMOA Board of Directors
Subject: 2025 Short Term Rental Court Ruling

Dear Homeowners,

It has recently come to the attention of the SMOA Board that the Supreme Court of the State of Montana has ruled in DA23-0716 2025 MT 155 that short term rentals, Airbnb's, and VRBOs are considered commercial businesses by the State of Montana.

In accordance with Shining Mountain's Covenants, commercial businesses are prohibited. A copy of this court ruling can be found by searching for 2025-da-23-0716.pdf or by looking up Montana Supreme Court 2025MT155 DA23-0716. We will also post a copy on the SMOA website for reference.

Given the impact to many of our home owners here in Shining Mountains, it is the intent of the Board of Directors to allow sufficient time for those affected to prepare for the implementation of this ruling. Upon the mailing of this letter as official notification to the SMOA, a six-month period of time will be granted to all those currently engaged in short term rental (Airbnb's/VRBOs) activities to immediately cease all advertising of and reservation commitments beyond June 30, 2026. Any current rental reservations occurring after June 30, 2026 must be cancelled. All short term rental activity after June 30, 2026 will be in violation of existing SMOA covenants and the appropriate action will be taken. Long term rentals are still acceptable in accordance with the covenants. This notification will also be posted on the SMOA website.

Respectfully,

SMOA Board of Directors