

VACATION RENTAL EXPENSES

What can you expect to pay?

Your vacation rental property will need to be registered with the city or county, depending on your location.

- City of Big Bear Lake registration/annual renewal fee: \$550.00
- City of Big Bear transfer fee (if change of rental agency within 6 months of renewal): \$50.00
- County application fee: \$677.00(Good for 2 years)
- County bi-annual renewal fee: \$489.00
- County transfer (same agency/new owner): \$109.00

Occupancy Limits

The maximum occupancy of your vacation rental is 16 people, with no more than one person for every 200 square feet of building area, excluding garages or other accessory buildings.

Inspections

Before your home can be rented, it must pass inspection by the city/county. Destination Big Bear will set up appt for you and meet with the inspector. You do not need to be present.

Destination Big Bear will make sure your home has the following required items prior to meeting with the inspector:

- Smoke detectors: at least one per level, in the kitchen, inside each bedroom, and the hallway between bedrooms, or right outside of bedroom
- Carbon monoxide detectors: at least one per level and sleeping areas with gas fireplaces
- Exit lights
- Illuminated address sign
- Fire extinguisher (please note do not purchase and install one before your inspection - as there are strict regulations)
- Five-gallon, locking, metal ash can for each fireplace with tight lid cover.
- Wire brush for barbeque grill
- Interior/exterior signs will be provided by DBB

City/County Inspection (not an inclusive list and subject to change):

- Cover plates on all outlets and switches
- Deadbolt cannot be double key, inside must have manually operated lever
- Window screens in bedrooms with no holes
- Hand railings with returns(if four or more steps)
- No furniture blocking window egress from sleeping areas

- For child safety, no gaps larger than four inches between railings on decks
- No exposed wiring or extension cords for lighting, heaters, or appliances
- Property free of weeds
- Water heater must have seismic straps, one on top of 1/3 of tank and one on bottom of 1/3 of tank
- Garbage disposal clip
- Chimney clear of tree limbs min 10 feet
- Yard abatement
- Wood burning fireplaces equipped with screens and dampers on gas fireplaces must be permanently fixed in the open position
- Hot tubs and spas have 2 clips on 2 sides of an approved cover. Rail extension may be required if hot tub has less than 36" clearance to railing and if deck is more than 30" above ground.
- Illuminated property address, and exterior sign must all be plainly visible from street
- There must be at least a 54" min clearance between furniture/combustible material and the fireplace opening and a 30" clearance between combustibles and wall heaters.
- No leaking fixtures or clogged waste lines. All appliances must be operational.

Ongoing fees, subject to change by vendor

- General house cleaning: \$70-\$550, depending on the size of your home. Owners are charged what the vendor bills us, but owner guests are billed at the published rate.
- Snow removal: \$75-higher depending on if you pay each removal or sign a year contract. You will want to contact a vendor and we will provide you options. Price depends on the size of your driveway and the amount of snow. Vendor will bill the owner directly.

Recommended at least twice a year

- Deep cleaning: \$150-\$700, depending on size of your home.
- Abatement: As needed, required by city and mandatory. Vendor may bill owner directly.

Additional expenses due to normal wear and tear

- Light bulbs and batteries need frequent replacement
- Dishes, utensils, and small appliances sometimes crack, stop working
- Shower curtains and liner replacements
- DVD players and remote controls sometimes stop working properly
- Lamp switches and shades can show wear
- Carpet cleanings two or three times per year
- Vacuum cleaners do not last forever (our cleaners use their own, but you will want one on hand for guests, too)
- Towel racks, curtain rods, tiebacks, and toilet paper holders come out of drywall.
- Normal wear and tear on furniture and carpet, or stains from spills
- Kitchen cabinet handles, door hinges, and screen doors will loosen
- Kitchen tables and chairs can get dents or become loose
- Blinds falls apart easily, we suggest using curtains.
- Window cleaning and screen replacement
- Propane tanks for grills
- Paint touch-ups inside and out
- Game table pieces/supplies
- Fridge parts
- Filters