

SB 838 STAFF MEASURE SUMMARY

Senate Committee On Business and Transportation

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Meeting Dates: 3/22, 4/3

WHAT THE MEASURE DOES:

Excludes persons who are not developers of timeshares from compliance requirements for provisions governing timeshares.

FISCAL:

REVENUE:

ISSUES DISCUSSED:

- No reason to require registration as developer to sell timeshare after foreclosure
- Examples of situations where timeshare might be taken back from owner

EFFECT OF AMENDMENT:

No amendment.

BACKGROUND:

A timeshare is a partial ownership in a real estate property that entitles the owner to use the property for a certain period of time every year, while for the rest of the year other people who own shares get to use the property. For example, a 1/52 ownership share typically entitles the owner to use the property for one week per year. Timeshares are typically vacation properties that an individual or family can utilize, either for a set period of time each year or variable time, depending on the timeshare arrangement. The timeshare concept originated with a resort developer in France in the 1970s.