What percentage of homes/units in your community are rentals?

- 7% 0–10%
- 13% 11–25%
- 29% 26–50%
- 39% 51–75%
- 7% 76% OR MORE
- 7% UNSURE
- 4% OTHER

Which of the following rules do(es) your community association have?

- 64% Prohibits short-term rentals
- 7% Prohibits long-term rentals
- 7% Limits the number of homes/units within the community allowed to use their home as a short-term rental
- 20% Limits the number of homes/units within the community allowed to use their home as a long-term rental
- 20% We do not have any rules restricting rentals or leasing in our community
- 12% Other

What process do your community documents require to amend covenants to restrict rentals/leasing in your community?

- 53–67% Rental/leasing amendments require affirmative vote of 67% of homeowners
- 7% Rental/leasing amendments require affirmative vote of 80% of homeowners
- 2% Rental/leasing amendments require affirmative vote of 100% of homeowners
- 2–10% Rental/leasing amendments require affirmative vote of 50% of homeowners
- 6–11% Board is authorized to amend covenants
- 16% Other

Which of the following concerns does your community have as a result of rentals or investor-owned property? Check all concerns that apply.

- 73% The tenants are not familiar with the community covenants
- 71% The tenants do not follow the community covenants
- 62% The investor/short-term rental owner does not maintain the home/unit to the standards of the community
- 34% Homes/units in the community have less access to mortgage financing due to the investor/owner ration requirements of FHA, Fannie Mae, an/or Freddie Mac
- 30% The tenants make request of the association board/management for issues that the responsibility of the owner (i.e. fix my washing machine, repair my toilet, etc)
- 12% The investor/short term rental owner does not support saving for a reserve fund
- 12% Other
- 8% The investor/short-term rental owner does not pay their assessments in a timely manner
- 5% No concerns

The Foundation for Community Association Research provides authoritative research and analysis on community association trends, issues, and operations.

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