

**RESOLUTION TO REDUCE INSURANCE EXPENSES BY ELIMINATING SHORT-TERM RENTALS**

**BY THE MANAGEMENT COMMITTEE OF THE  
WOLF LODGE HOME OWNERS ASSOCIATION, INCORPORATED**

**FOR  
THE WOLF LODGE CONDOMINIUM PROJECT**

**RECITALS**

WHEREAS, the Wolf Lodge Condominium Project was notified in March 2024 that the existing General Liability insurance policy would not be renewed, primarily due to short-term rentals.

WHEREAS Weber County defines a Short-Term Rental, also known as a “vacation rental”, as the rental of a legally licensed dwelling unit for periods of less than 30 consecutive days per occurrence.

WHEREAS, the Wolf Lodge Condominium Project quickly found a new insurance policy that would cover the property but discovered that short-term rentals now significantly increase insurance costs by approximately \$42,457 this year no matter what insurer is used in 2024.

WHEREAS, the increase in insurance costs will be budgeted going forward unless short-term rentals are disallowed and a reduction in insurance costs is achieved.

WHEREAS, the Wolf Lodge Condominium Project has an annual budget that exceeds \$600,000.

WHEREAS, if short-term rentals were prohibited by the Project, the Board anticipates a cost savings of approximately \$25,000 might be realized on the General Liability insurance policy.

WHEREAS, if the Wolf Lodge Condominium Project accepted a change in the Declaration to eliminate short-term rentals, the Project must, under existing Utah code 57-8-10.1, determine whether each unit is owner-occupied or a rental unit.

WHEREAS, if the Wolf Lodge Condominium Project accepted a change in the Declaration to eliminate short-term rentals, the Project must, under existing Utah code 57-8-10.1, institute a method to monitor rental use-to understand whether a Unit is owner-occupied or is a rental Unit.

WHEREAS, if the Wolf Lodge Condominium Project accepted a change in the Declaration to eliminate short-term rentals under existing Utah Code 57-8-10.1 current owners of short-term rental properties can keep their short-term rental status until an owner occupies the Unit, the Unit is transferred, or another status under Utah Code 57-8-10.1 is present, at which time the property may not be rented on a short-term basis ever again.

WHEREAS, “an owner occupies the Unit” is defined as an Owner occupying the Unit for 30 consecutive days.

WHEREAS, if the Wolf Lodge Condominium Project accepted a change in the Declaration to eliminate short-term rentals under existing Utah code 57-8-10.1 it might take years or decades to achieve a long-term rental status to effectively change the status for insurance purposes.

WHEREAS, each owner, tenant, guest, and invitee are bound by the terms of the Declaration, Bylaws, and Association Rules.

**RESOLUTION**

NOW, THEREFORE BE IT RESOLVED, the Wolf Lodge Condominium Project will adjust its Declaration and eliminate short-term rentals.

NOW BE IT FURTHER RESOLVED, that the Wolf Lodge Condominium Project shall identify and put in-place a monitoring protocol for short-term rental properties.

NOW BE IT FURTHER RESOLVED, the Owners who provide short-term rentals must report when they revert to owner-occupied status.

NOW BE IT FURTHER RESOLVED, that once those short-term rental properties become Owner-occupied, ownership is transferred, or any other situation described by Utah Code 57-8-10.1 occurs, they cannot revert to short-term rentals.

NOW, BE IT FURTHER RESOLVED, that a copy of this resolution shall be sent to all owners.

ATTEST:

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President, Management Committee  
Wolf Lodge Home Owners Association

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Secretary, Management Committee  
Wolf Lodge Home Owners Association

Date: \_\_\_\_\_