

KEY THINGS TO KNOW ABOUT TOURISM WHISTLER

TOURISM WHISTLER FEES ARE MANDATORY

- ◆ Fees are Provincially mandated, based on location. All owners on designated "Resort Lands" in Whistler must be a Member of Tourism Whistler and contribute assessment fees to support ongoing marketing and sales initiatives.
- ◆ Approximately 30% of members are eligible to sign a UDF (Use Declaration Form) to reduce fees.
 - ◇ All Members pay Common Fees. Members who own property with a restrictive covenant OR make their unit available for short term nightly rentals (over 14 nights per calendar year) will pay Common & Commercial fees.
- ◆ Fees are only applicable to properties on Resort Land (tourism hubs), including bare land, commercial properties and accommodation.

TOURISM WHISTLER FEES ARE BENEFICIAL

- ◆ This system is the envy of many municipalities that struggle with zoning for nightly rentals, and funding for tourism marketing. Resort Land was designated by the Provincial Government in 1979 to ensure:
 - ◇ Sufficient inventory of nightly rentals beds available close to lifts and other recreational facilities: 'warm beds' for a vibrant village.
 - ◇ Guaranteed annual funding to market and sell the resort in all economic climates.
- ◆ Properties on Resort Land are near tourist amenities that are not available in other towns.
- ◆ Many properties outside of Resort Land still benefit from Tourism, but most cannot be rented nightly and are not as close to amenities/ activities.
- ◆ Members of TW can now [list their individual property on Whistler.com for nightly rental](#).

TOURISM WHISTLER PROMOTES THE RESORT

- ◆ Tourism Whistler (Whistler Resort Association) is a not-for-profit Destination Marketing Organization promoting Whistler as the year-round mountain resort of choice.
- ◆ Tourism Whistler strategically promotes Whistler through diverse channels, including to conference, events and leisure travellers. This ensures steady and balanced visitation, regardless of external factors such as change in weather and global economies.
- ◆ Tourism Whistler is governed by a board of directors representing more than 8,000 members who own, manage and operate properties and/ or businesses on Resort Land in Whistler.
- ◆ The primary source of Tourism Whistler funding is member fees. Tourism Whistler collects over \$9 million in member fees annually, providing a dedicated marketing fund. Fees are supplemented by MRDT, a provincial tax on short-term tourist accommodation, established in 1987 to fund tourism marketing and programs.

EASILY FIND ZONING & FEES ON [MEMBERS.WHISTLER.COM/REALTORS](https://members.whistler.com/realtors)

- ◆ Lookup a property (zoning and fees) by Property ID (PID) and see Property Types and Properties with Restrictive Covenants & Town Centre.
- ◆ GIS map shows zoning and Resort Land on whistler.ca/services/maps.
- ◆ Fees are calculated based on configuration, location, usage, zoning and covenants of a property. For accommodation, fees take into account beds & bedrooms, including sofa beds. For example:
 - ◇ Two-bedroom condo with sofa bed available for nightly rental has annual fees of \$1678.
 - ◇ A 720 sq. ft. commercial space has annual fees of \$1343.

DETERMINING FEES AND ELIGIBILITY FOR REDUCED TOURISM WHISTLER FEES

1. Is the property on Resort Land?
 - ◇ If **yes** - proceed to question 2
 - ◇ If **no** - No Tourism Whistler Fees applicable
2. Is the property subject to a Phase 1 or 2 covenant which requires it to be placed in a rental pool when not in use by the owner?
 - ◇ If **yes** - Proceed to question 3
 - ◇ If **no** - Proceed to question 4
3. Is the building name on page 2 of the Property Types & Covenants document?
 - ◇ If **yes** - It is a Lodging Resort Lot – Both Common and Commercial TW fees are mandatory
 - ◇ If **no** - Proceed to question 4
4. Is the property made available for nightly/ short term rentals for more than 14 nights per year?
 - ◇ If **yes** - It is a Lodging Resort Lot – Both Common and Commercial TW fees are mandatory
 - ◇ If **no** - Once the property owner has completed a UDF (Use Declaration Form), they only pay Common fees for the year

RESTRICTIVE COVENANTS AND ASSESSMENT FEES

- ◆ Residential accommodation properties on Resort Land are classified as either Lodging Resort Lots or Residential Resort Lots in accordance with the Tourism Whistler bylaws.
- ◆ Properties that are designated as a Phase 2 Covenant and properties with a restrictive Phase 1 Covenant that are located within the Town Centre will always be assessed as a Lodging Resort Lot (will pay both Common & Commercial Fees).
- ◆ **Who can have reduced fees?** If a property is not subject to these restrictive covenants, as described above, and is not being offered as available short-term/nightly rentals for more than 14 nights of the calendar year, the registered owner can apply for a credit to be classified as a Residential Resort Lot (will pay only Common Fees) by completing a UDF annually.