



AMENITY ACCESS UPDATES

A GUIDE FOR LOCAL REALTORS

By staying informed and proactive, you can effectively guide your clients through these changes and ensure a smooth transition for Tahoe Donner property owners, personal guests and tenants.

OVERVIEW OF TAHOE DONNER'S AMENITY ACCESS RULE CHANGES 2025-2027

Tahoe Donner's updated Amenity Access Rule reflects a commitment to foster member use and enjoyment of private amenities while meeting the community's current and future needs. Following a vote at a special board meeting held on Oct. 10, 2024, and an update at the special board meeting on June 22, 2026, the new rule went into effect with a multi-year implementation plan through 2027.

Understanding these updates will help you guide homebuyers and sellers through the changes that impact property ownership and amenity access.

KEY CHANGES REALTORS SHOULD KNOW

The Tahoe Donner Amenity Access Policy Rule Change addresses the following areas:

- Prioritizing member amenity access
- Number of Member ID Cards available per property
- Family eligibility and age requirements for Member ID Cards
- Phasing out the Annual Recreation Fee (in 2026)
- Eliminating Daily Access Fees for Member ID Cards (in 2026)
- Personal guest access
- Resident (long-term/seasonal) and short-term tenant access
- Access restrictions/limitations to address overcrowding

STEPS REALTORS CAN TAKE

- 1. Inform Buyers and Sellers:** Discuss these changes with clients to ensure they understand the updated amenity access rules.
- 2. Verify Member ID Eligibility:** Encourage clients to prepare the necessary documentation for family verification.
- 3. Plan for Guest and Tenant Access:**
 - Guide property owners in transitioning from transferable guest cards to the new registration system.
 - Highlight the options and process for obtaining short-term tenant cards.
- 4. Stay Updated:** Regularly check Tahoe Donner's Amenity Access webpage for updates and resources.

RESOURCES FOR REALTORS

For additional information, detailed policies, and action steps for your clients, visit tahoedonner.com/amenity-access.

WHAT IS CHANGING IMPORTANT DATES + DETAILS

2025: CHANGES EFFECTIVE JANUARY 1, 2025

- **Prioritized Amenity Access Categories:** The four user categories are prioritized as follows:
 1. Members
 2. Personal guests
 3. Resident tenants (long-term/seasonal)
 4. Short-term tenants
- **Member ID Cards:** Property owners and their immediate family are eligible for Member ID Cards, which grant access to private amenities and member-exclusive benefits. Documentation verifying family relationships is now required for new or updated cards.
- **Guest Access:**
 - Transferable guest cards are no longer valid, effective Jan. 31, 2025. Transferable guest cards presented at Tahoe Donner amenities will be collected by staff, removing them from circulation.
 - Unaccompanied guests must be registered online by the property owner.
 - Accompanied guests can access private amenities without pre-registration
 - Daily Access Fees apply for all personal guests.
- **Long-Term Tenants:** Property owners can transfer amenity access rights to long-term or seasonal tenants (with a lease of 31 days or longer) twice per year for an administration fee.
- **Short-Term Tenants:** Beginning Jan. 1, 2025, short-term rental (STR) property owners whose properties are registered with the Town of Truckee and Tahoe Donner are eligible to receive six transferable short-term tenant cards per property annually, which allow access to private amenities.
 - There is an annual administration fee (not a per-card fee) for verifying and activating the short-term tenant cards.
 - The short-term tenant cards allow one individual (ages 3+) per card per day access to private amenities with a paid Daily Access Fee.
 - Amenity access will be subject to limitations.
- **Coresident Tenants:** Coresident Relationship exists when an unrelated individual leases a room or legally permitted ADU/JADU at the Owner's Tahoe Donner property as their primary residence for at least six consecutive months, with limited exceptions to the six-month requirement considered on a case-by-case basis by the Exception Review Panel.

2026: RECREATION FEE PHASE-OUT

- The Annual Recreation Fee and Daily Access Fees for members has been eliminated.
- Access to private amenities without a Daily Access Fee will apply to all active Member ID Card holders.
- Annual Assessment will include 4 Member ID Cards and 6 additional cards are available for a per-card annual fee.

2027: MEMBER ID VERIFICATION

- All existing Member ID Cards must be verified with documentation to ensure eligibility. Any card which has not been verified will be deactivated on Jan. 1, 2028.
- Annual Assessment will include 4 Member ID Cards and 6 additional cards are available for a per-card fee.