

Short-term Rental Guest Policy of the Mahogany Run Condominium Association

Adopted by the Board of Directors on November 10, 2022

I. Overview

A. Purpose

The purpose of this Short-term Rental Guest Policy (“the Policy”) is to provide guidelines and guidance to owners who choose to operate their condo full or part time as a short term rental. This policy replaces the June 2021 Vacation Rental Policy.

B. Scope

This policy covers owners and their short-term rental guests.

II. Reference to other MRCA Rules and Regulations

A. Guest’s Welcome Letter

Owners should provide all overnight guests information to safely arrive at, navigate, and enjoy the MRCA property and facilities. The [Guest Welcome Letter](#), located on the MRCA website, provides a succinct statement of those community rules and regulations Guests are required to be familiar with and comply with as well as other community information. Owners should have this information readily accessible for guests in their condo for them to reference

B. Owner’s Best Practices Guidance

Owners who rent their units to short-term guests should consider adopting the procedures and practices in the document [Owners Best Practices](#) located on the MRCA website.

C. Security

Owners are required to register their short-term rental guests with the MRCA Office in advance of the arrival of the guests in order to obtain a valid guest vehicle pass (“Pass”) from Security. The Pass must be displayed in the front windshield at all times the vehicle is on the property. Please see the MRCA website for the most current procedures related to Security.

III. Short-term Rentals

A. Overview

Owners may choose to rent their units in accordance with the MRCA By-laws and the Mahogany Run Condominium Declaration. The following definitions and rules apply to vacation and short-term rentals.

B. Definition

A short-term rental is defined as any rental of 90 days or less. Rentals of greater than 90 days are not included in this policy.

C. Minimum Rental Period

The minimum rental period for paying guests is 5 consecutive nights.

D. Occupancy

Occupancy restrictions are defined in the Mahogany Run Rules and Regulations as 2 persons per bedroom.

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E. Fees

To offset the additional administrative burden to MRCA from short-term rentals the following fees are required:

- Full-year = \$1,000 per annum
- Any period of less than 6 month = \$500 per annum

Owners should pay their fee no later than when they commence with rental activity.

F. Enforcement

The Board will address enforcement of the Policy on a case-by-case basis. Owners may be subject to fines or other actions if they do not address issues with their short-term rental guests.

G. USVI Laws and Licenses

The USVI requires those who engage in short-term rentals to obtain an annual USVI Business License regardless of whether a licensed management company or Realtor is engaged in the management of the rentals. Owners have an obligation to be aware of and comply with all USVI laws including the obligation to collect and remit hotel tax to the USVI Bureau of Internal Revenue.

H. Liability Insurance

The Association's policy is limited to coverage for damage to the buildings, the community infrastructure and liability claims only for incidents which occur in the common areas. All Owners, regardless of how they use their unit, should have coverage for the interior of the condo and their personal liability exposure. Owners who rent short term or long term should let their insurance agent know they are doing so to have the appropriate liability coverage in the event of a claim from a guest or tenant. The Association may seek contribution and/or indemnity from individual unit owners if the Association is also named in a suit filed in connection with claims arising from rental usage.

I. On-island Contact

Owners who engage in short-term rentals are required to provide MRCA Office with a telephone number of an on-island contact representing the owner in the event of an emergency or issue with the owner's guest renter. This representative must be accessible beyond regular work hours to field calls from the guests, Security or the Office.