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Q & A from "Timeshares: The Black Hole of Charitable Giving"
<June, 2024>

Many households who own timeshares own multiple timeshares.	Very true – so 1 in 12 households own AT LEAST one timeshare.
The "U.S. Shared Vacation Ownership Owners Report: 2022 Edition," published and sponsored by the ARDA International Foundation (AIF), found that 90% of timeshare owners are happy with their overall ownership experience.	This came out immediately after the University of Central Florida study in 2018 showing 85% regretted making their timeshare purchase. This, obviously, was the trade group response – and interestingly, I don't think the actual term was "happy" I think it was "content."
Have you ever seen the documentary movie Queen of Versailles? Not about timeshares per se but the dad/husband owns a timeshare company. If you watch it, you won't ever want to go near a timeshare. **https://en.wikipedia.org/wiki/The_Queen_of_Versailles**	Yes, and that is one crazy movie. If someone asks about the 2007-2009 real estate meltdown in 100 years, they can just watch that movie, and if they accidentally popped to much popcorn, they can binge watch 99 Homes and then the Big Short to round it out.

Do you anticipate Airbnb style accommodations supplanting Timeshare ownership for current and next generations of families? AND/OR what's a good recommendation for families that want to vacation, but don't want to get trapped into the black hole?	It must be supplanting it a lot, yet timeshare sales growth is still a VERY robust 6% each year. So maybe without the sharing economy options, which are crazy plentiful, it would be 10-12% growth a year…?
If you legally own a fractional deed, do you know what sort of liability that entails? Like for accidents on property, or foreclosure, etc.?	The same kind of liability you would have, generally, through an HOA/COA – basically, any claims/expenses are almost always shared equally through assessments to the extent they are uninsured. I have never heard of a timeshare property going into foreclosure, but I would guess that could happen.
Please comment on what to do if charity receives a timeshare as an auction item?	It depends what you mean by "receives"… option 1 is the legal transfer (with fees) to the charity and then hopefully they can sell and then transfer (with fees) to the buyer. Usually not a good option on a few levels – charities won't likely use it if it doesn't sell, maintenance fees until sale, closing costs, transfer fees, etc. Option 2 is the "use of" a week of the time share but the charity doesn't legally receive anything and there is no deduction. So, the winning bidder pays the charity (let's say $2,000), no deduction for that, and then the "donor" allows the winning bidder the right to stay in the timeshare (while the donor might pay $1,000 in annual maintenance fees). So, in the "donor's" mind, he/she might not be able to use the week anyway, so would consider it a net $1,000 donation to the charity even though there is no deduction.