

HOME

You can't always rent what you own

The vast majority of buyers of Incline Village and Crystal Bay real estate have their primary residence somewhere else.

Since most real estate purchases here are discretionary and involve a vacation home, very often consideration is given to the possibility of earning rental revenue to help offset expenses. While searching for that dream vacation home one factor that many buyers take into consideration is whether or not to do short-term rentals.

The first priority is to perform some due diligence and learn if there are any restrictions on your ability to do vacation rentals. When it comes to single-family homes in Incline Village and Crystal Bay, you can generally do vacation rentals because you have complete control of the property.

But South Lake Tahoe and some other communities have restrictions on renting houses on a short-term basis. However, for the purposes of this article we are only talking about Incline Village



Don Kanare & Sabrina Belleci
Special to the Tribune

and Crystal Bay. Keep in mind that properties that are part of a homeowners association sometimes have rules and restrictions pertaining to vacation rentals and short-term occupancy.

Several homeowners associations in Incline Village and Crystal Bay prohibit the renting of a property for less than 30 days and in some cases the minimum is 6 months. This type of restriction would pretty much preclude doing any type of vacation rentals unless your customers are willing to rent your place for an entire 30-day period or longer.

When it comes to purchasing a

Weekly real estate update

	Houses	Condos	PUDs
For Sale	78	30	9
Under \$1 million	12	22	5
Median Price For Sale	\$2,350,000	\$640,000	\$988,000
YTD Sales 2019	18	32	12
YTD Sales 2018	33	34	13
New Listings	7		
In Escrow	3		
Closed Escrow	4		
Range in Escrow	\$454,900 - \$1,428,000		

These statistics are based on information from the Incline Village Board of Realtors or its Multiple Listing Service as of March 24.

single-family home and doing vacation rentals there are a number of factors to consider.

Location is critical since most renters do not want to be more than two miles from the beach unless they are getting a spectacular lake view or some very special amenities at the property.

Having a good floor plan that provides a large space for entertaining but also separate areas for kids and parents to enjoy themselves is a real benefit.

Features such as a lake view, big deck, hot tub, game room or pool table, outdoor space for kids

to play, easy driveway access with lots of parking, etc., will make renting easier and bring in a lot more repeat business.

Just because you personally like the location or the floor plan of a house does not mean that the property will work as a vacation rental.

Is the kitchen big enough to handle the traffic flow and several people doing food preparation at the same time? Is there a lot of road noise or a relentlessly barking dog next door that makes it impossible to enjoy the peacefulness of the Tahoe environment?

You have to weigh all of the intangibles and put yourself in the mindset of a vacation renter; if you rented this place for a weekend would you want to come back here?

If earning vacation rental income is a consideration, while looking for properties at Lake Tahoe make sure that you and your agent dig deeply and research each property you are considering as thoroughly as possible. Some properties make great vacation homes but will not work as vacation rentals for one reason or another. Doing your research before writing an offer will save a lot of time and aggravation.

There is no sense trying to negotiate the purchase of a property if there are limitations that will preclude your dreams from being realized.

Don Kanare is the founder and Sabrina Belleci is the owner and broker of RE/MAX North Lake in Incline Village. You can follow their blog at www.insideincline.com.

Consider this during spring cleaning

Metro Creative

Spring cleaning is a ritual in many homes, though some might be forgetting to address an area of their homes that can be especially vulnerable to insect infestations.

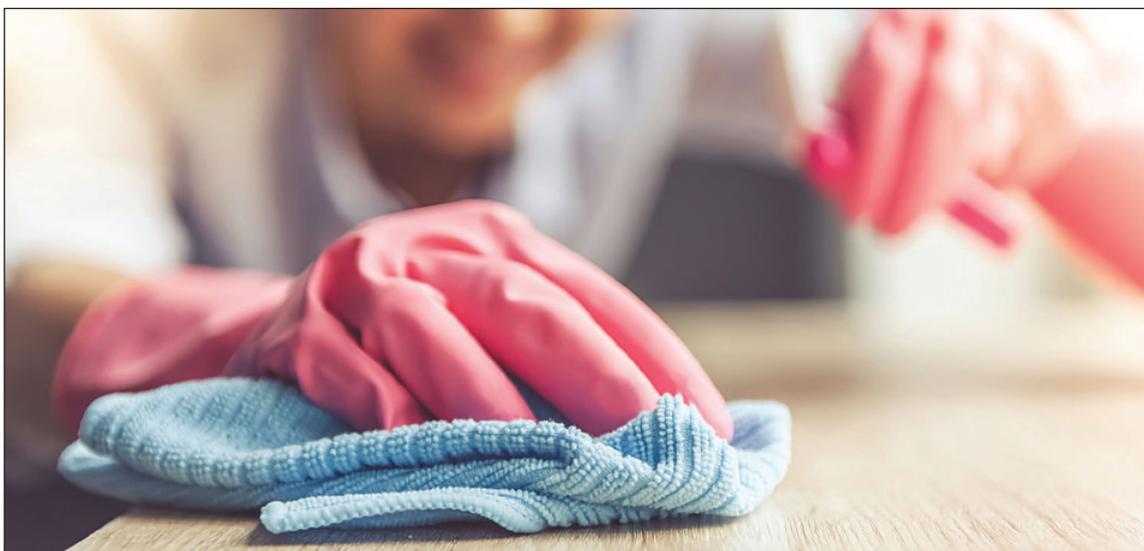
According to PestWorld.org, kitchen cabinets and pantries used to store spices and baking items, such as flour, can make for inviting hideouts for various types of pests. These unwelcome guests include beetles, Indian meal moths and ants.

To remedy this issue or prevent insects from becoming an issue, discard stale spices or dated

baking items. Once such items have been removed from the cabinets and pantry and discarded, wipe down the interior of the spaces before installing fresh shelf paper.

If the critters didn't make their presence known in the cabinets, that doesn't mean they haven't made your kitchen home over the winter. Some might have opted to spend their winters behind appliances, including the stove and the refrigerator.

As a result, it's best to pull these appliances off the wall each spring, sweeping or vacuuming the dust and crumbs you find before mopping the floors.



METRO CREATIVE

Don't forget to clean out kitchen cabinets as part of your spring cleaning routine.



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