

Homeowner Big Bear Vacation Rental Checklist



Big Bear Lake and the surrounding area is a little piece of mountain heaven. It is easily accessible from major Southern California cities, has plenty of seasonal activities and visitors can enjoy free access to the lake.

If you own or are thinking of purchasing a cabin in Big Bear and turning it into a rental property, there are a few things you need to consider. Destination Big Bear is here to answer all your questions and give you peace of mind about turning your second home into an income property. This homeowner checklist will help you decide and help you plan turning your home into a cabin rental in Big Bear.

Vacation homes are privately owned homes that are rented out on a short-term basis to visitors who desire larger spaces, privacy and the comforts of home. The property has the potential to make the homeowner additional income while not in use. We understand it can be a big decision, and we encourage you to discuss the options regarding location, wear and tear and costs with our experienced and knowledgeable staff.

City and County Ordinance Information

Vacation rental properties must be registered with either the City of Big Bear Lake or the County of San Bernardino depending on location. Destination Big Bear will arrange the inspections and complete any mandatory updates. You may or may not be notified, depending on the extent and cost of the update, prior to the completion of the work and will see charges on your statement.

Destination Big Bear does not profit on any items that need updated to meet code. We have resources to have items fixed, or you can hire your own contractor if you prefer.

Before any home can be rented, it must be inspected and pass with both Bear Valley Fire and either the city or county. You can reach the city at (909) 866-5831.

Fire Inspection

- Smoke Detectors: One per level, in the kitchen, in each bedroom, in hall between bedrooms
- Carbon Monoxide Detectors: One per level
- If HARD WIRED: Smoke Detector AND CO2 must be combined in one (same) unit.
- Exit Lights
- Illuminated Address Sign
- Fire Extinguisher (Do NOT purchase/install prior to inspection. There are strict regulations)
- 5 gallon, locking, metal ash can for each fireplace

- BBQ must have lid, metal ash can and wire brush

Bear Valley Fire will bill Destination Big Bear and you will see a charge on your statement.

City/County Inspection (not an inclusive list and subject to change)

- Water Heater Straps
- Garbage Disposal Clip
- Weed abatement
- Tree limbs by chimney
- Hot Tub clips (4)
- Hand railings with T-Stops (if 4 or more steps)
- No gaps larger than 4 inches between railings on decks for child safety
- Window Screens in Bedrooms
- No exposed wiring or extension cords for lighting, heaters or appliances
- Switch plates on all outlets
- Deadbolt cannot be double key, only one key from outside and leaver inside.

All issues/changes must be addressed and updated in order to pass re-inspection and any bookings.

Occupancy Limits

The max occupancy of transient private home rental shall be one (1) person per two-hundred (200) square feet of building area, excluding garages or other accessory buildings. The occupancy of transient private home rental unit may never exceed sixteen (16) people, regardless of property size.

Unit Supplies, Appliances and Recommendations

Recommended rental property preparation

- Identify closets or storage areas that can be locked and store any personal items that you highly value or would not want a stranger using. Store or remove any items you do not want stolen or damaged.
- Destination Big Bear provides linens and towels. Store or remove your personal bed sheets and towels to prevent loss or replacement by cleaning staff.
- Store outdoor trash cans in a locked area to prevent animals and non-authorized use. Tenants are required to remove their own trash from the site

General

- Windows should be lockable and in working condition with screens that are in good repair and no holes (City Code).
- Window coverings such as mini-blinds and curtains for security and privacy and should be in working order.
- Vacuum with bags and extra belt for guest use. Destination Big Bear housekeeping provides their own vacuum for cleaning.
- Washer and Dryer recommended if longer rental stays are desired.
- Snow poles for free city snow plowing of berms. Can be purchased for \$15 each.
- Barbeque grill. Propane is recommended. No table top grills. Wire brush, utensils and ash can (if

charcoal).

- Portable heater for cold months and fan for warm weather.
- Exterior door mats.
- Snow shovel for tenant use.
- Flashlight- at least 2 with batteries.
- Patio furniture.

Kitchen

- Plates, bowls, coffee mugs, drinking glasses, wine glasses, steak knives and silverware
- Pots, pans, lids, strainer, cooking utensils, cutting knives, cutting board, mixing bowls, bake ware such as casserole dish and baking sheet.
- Wine bottle opener, can opener, hot pads, oven mitts and dish drainer
- Salt, pepper and any other spices if desired
- Coffee pot and coffee filters, microwave and toaster
- 409 or other general purpose spray cleaner and glass cleaner. Dishwashing soap, sponges and dishwasher detergent are provided by Destination Big Bear but it is recommended for owner to provide if prefer a specific brand.
- Large trash can, broom, dustpan, mop and bucket
- If trash compactor is available, homeowner should supply compactor bags.
- Destination Big Bear provides dish towels, paper towels, trash bags and sponges.

Dining Room

- Table with chairs for occupancy with glass or plastic cover to protect surface.
- Kitchen breakfast bar stools for extra seating

Bedroom

- Each bed and pull-out couch should have 2 blankets, 2 pillows and bedspreads/quilts. NO KING PILLOWS - only standard size pillows. Destination Big Bear provides sheets and pillowcases.
- Extra blankets in closet for colder weather.
- TVs are recommended for all bedrooms with remote controls. Cable and DVD player optional but preferred for bedrooms.
- Recommend minimum of 12 hangers per closet.

Bathroom

- Toilet brush, trash can and plunger
- Bath mats. Should be easily washable and non-slip.
- Destination Big Bear provides toilet paper, towels and wash clothes for guests

Living room

- Blanket and throw pillows
- Color TV with cable, DVD player and remote controls. Flat screen preferred.
- Telephone with long distance blocking - preferred
- Area for firewood storage, metal ash can with locking lid, fireplace tools and lighter.
- Non-flammable hearth rug to protect floors from burns.

Recommended to increase bookings and rent

- Pool table, foosball table or gaming table.
- Flat screen TV's. Preferred in all bedrooms with cable access or DVD player.
- Hot tub. Small size is O.K. for easier upkeep and cost. Locking cover for safety.
- Internet with Wi-Fi
- Pleasing, updated décor with a cohesive theme.

Not Recommended

- Recliners and pull-out couches due to mechanism failure and wear and tear.
- Light colored carpet. Dark carpet is best to hide stains. Solid surface is desired.
- No candles due to fire hazard

Additional expenses due to increased use (accepted wear and tear of rental property)

Damage deposits are collected at time of booking to cover extreme damages and circumstances.

- Light bulbs and batteries will frequently need to be replaced.
- Pool sticks and tips break and will need to be replaced. Foosballs, ping-pong balls, paddles, and other game pieces will need to be replaced.
- Dishes, small appliances and utensils will need replacing or become sparse
- Shower curtains and liner replacement
- VCR/DVD's will stop functioning and remotes will get lost or stop working
- Lamp switches and shades get broken or lamp stops functioning
- Carpets will need cleaning usually several times per year.
- Vacuum cleaners can stop working for guests. Destination Big Bear housekeeping provides their own equipment for cleaning.
- Toilets will become stopped up and possibly flood the bathroom.
- Furnishings will become stained and need cleaning or replacing. Kitchen tables get dents, scrapes and gouges. Kitchen chairs become loose on a regular basis and require Gorilla Glue and screws.
- Garbage disposal will become jammed and eventually need to be replaced.
- A deep cleaning will be needed about 2 to 4 times per year.
- Weed abatement and yard clean up required by the city twice a year.
- Propane grills are preferred.
- Window cleaning and screen replacement is frequently required.
- Paint for touch-ups is recommended for inside and out.

Prices are subject to change by each vendor without notice.

Destination Big Bear

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