

Timeshare Maintenance Fees Expected to Rise in 2026, According to Vacation Ownership Consultants Data-Backed Analysis

AZ, UNITED STATES, October 31, 2025 /EINPresswire.com/ -- [Vacation Ownership Consultants](#) (VOC) has released a comprehensive 2025 analysis of timeshare maintenance fees and special assessments, providing insight into what owners can expect as new billing statements begin arriving in November and December for payments due January 1, 2026.



The report, "Timeshare Maintenance Fee: What Every Owner Should Know," combines VOC client-backed case studies with industry data sourced from a 2025 Ernst & Young LLP study, offering a transparent look at cost trends and the growing financial impact on vacation owners.

What Are Timeshare Maintenance Fees?

Timeshare maintenance fees are recurring charges billed to nearly all timeshare owners, typically once a year, regardless of whether the timeshare is used. These payments cover operating costs, including property upkeep, utilities, insurance, taxes, and club dues.

The billing cycle generally begins between October and November, known industry-wide as "Timeshare Maintenance Fee Season." Most fees are due by January 1st, though some owners with biennial or point-based memberships may follow different schedules or installment plans.

Average Timeshare Maintenance Fees in 2025

According to Ernst & Young LLP's 2025 Timeshare Industry Report, the average annual timeshare maintenance fee rose to \$1,480 per weekly interval equivalent, marking a 36% increase since 2020.

Timeshare Maintenance Fee Trend (2020–2024):

2020: \$1,090

2021: \$1,120 (3% increase)

2022: \$1,170 (4% increase)

2023: \$1,260 (8% increase)

2024: \$1,480 (17% increase)

These data points indicate an ongoing escalation in annual costs, driven by rising property expenses, inflation, and resort operating budgets. VOC's analysis concludes that many owners can expect further increases between 5% and 10% in 2026, depending on their resort brand and ownership structure.

Case Study: Real-World Impact on Timeshare Owners

VOC's 2025 client case studies document how special assessments—one-time charges imposed for repairs, renovations, or financial shortfalls—compound annual maintenance obligations.

Hawaii Resort Owner: Received a \$2,400 special assessment on top of a \$2,944 annual maintenance fee, resulting in a total payment of \$5,344 for 2025. The additional fee was labeled "Hotel Income Supplemental Assessment," with minimal explanation provided.

Las Vegas Owner: Faced a \$969 special assessment alongside a \$2,441.66 maintenance fee, bringing the total annual cost to \$3,410.66 for a non-equity ownership interest.

Such assessments can appear with little notice and are often mandatory, leaving owners financially obligated regardless of usage or satisfaction with the property.

Why Timeshare Fees Continue to Rise

According to both VOC's case data and industry studies, increases in timeshare maintenance fees are primarily attributed to:

Higher insurance and utility costs across resort properties

Increased labor and management expenses

Capital improvement projects and amenity renovations

Reserve fund contributions for future maintenance

Delinquent owner accounts, which can shift costs to paying members

These variables contribute to compounding annual growth in expenses that can double a timeshare's total cost within a decade.

Maintenance Fees vs. Special Assessments

While maintenance fees fund regular operations and maintenance, special assessments are distinct charges covering unplanned or extraordinary expenses—such as hurricane damage, rise in delinquencies, or structural repairs.

Both are mandatory under almost all timeshare ownership contracts, and failure to pay may result in collection actions, credit damage, foreclosure, or suspension of usage rights.

Rental Income Rarely Offsets Maintenance Costs

Some owners attempt to rent their timeshares to offset annual fees. However, VOC's 2025 rental comparison data shows that in most cases, rental income does not cover the full cost of ownership.

VOC Case Study: Point Rental Platform Payout Quotes vs. 2025 Maintenance Fees

Diamond Resorts (5,500 pts): \$1,718.90 fee vs. \$440 rental income (–\$1,278.90 loss)

Bluegreen Vacations (8,000 pts): \$982.80 fee vs. \$332 rental income (–\$650.80 loss)

Hilton Grand Vacations (9,280 pts): \$2,153.42 fee vs. \$1,020.80 rental income (–\$1,132.62 loss)

Furthermore, many developers restrict or prohibit commercial renting, and violations may result in account suspensions or reservation cancellations.

Preparing for the 2026 Billing Cycle

With fee statements expected to arrive in November and December 2025, owners are encouraged to review their contracts, anticipate potential increases, and verify whether any special assessments will be included in the upcoming billing period.

Based on five-year trends, VOC projects that the average 2026 timeshare maintenance fee may exceed \$1,550–\$1,600, depending on property ownership.

Options for Timeshare Owners

For those seeking to end their financial obligations, Vacation Ownership Consultants provides education and support through attorney-based exit programs or similar.

The company, established in 2014 and accredited by the Better Business Bureau, has assisted thousands of owners in navigating the process of exiting their timeshare contracts with reliable timeshare exit strategies.

Each consultation includes a comprehensive review of ownership documents, exploration of available solutions, and a flat-rate quote based on resort brand, ownership type, and contract structure.

Owners seeking to better understand their options may contact Vacation Ownership Consultants directly for a [no-cost consultation](#).

About Vacation Ownership Consultants (VOC)

Vacation Ownership Consultants is a [BBB-accredited](#) timeshare exit firm that has provided attorney-supported exit services for over 11 years. The company was nominated for the Better Business Bureau Torch Awards for Ethics in 2024 and continues to advocate for transparent, data-driven education for timeshare owners across the United States.

VOC PR

Vacation Ownership Consultants

+1 800-614-5288

[email us here](#)

Visit us on social media:

[Facebook](#)

[YouTube](#)

[X](#)

This press release can be viewed online at: <https://www.einpresswire.com/article/863067613>

EIN Presswire's priority is source transparency. We do not allow opaque clients, and our editors try to be careful about weeding out false and misleading content. As a user, if you see something we have missed, please do bring it to our attention. Your help is welcome. EIN Presswire, Everyone's Internet News Presswire™, tries to define some of the boundaries that are reasonable in today's world. Please see our Editorial Guidelines for more information.

© 1995-2025 Newsmatics Inc. All Right Reserved.