



A Limited Liability Company

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## PRESENTING THE 2020 MODEL SEASONAL CAMPING AGREEMENT

It's that time of year. Back to school sales are being advertised. Football training camps are starting. Our guests are starting to ask about renewals for 2020. WACO is pleased, therefore, to offer the 2020 edition of the Model Seasonal Camping Agreement for your use. It is a useful starting point for preparing an agreement for your campground. The seasonal agreement does not include campground rules. We have found that those need to be customized to your individual campground.

## AVOID USING THE WRONG TERMS!

Before you finalize a 2020 seasonal agreement, PLEASE do a word search of your agreement to make sure it does not include words that inadvertently create a landlord tenant relationship. Campgrounds are not landlords. You are in the lodging business.

NO	YES
Landlord	Campground
Tenant	Camper or Guest
Lease	Agreement
Rent	Payment
Re-let	Contract to another guest
Evict or eviction	Remove
Sublease	Replacement guest
Rental rate	Fee amount
Rental	Lodge

## WHAT'S NEW

Experience is a hard teacher. That is the source of the changes for 2020. We added language which addresses problems reported by our members.

The 2020 agreement uses the term "lodging" to describe the relationship of camper to campground. That more accurately describes it.

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We tightened language on vehicles. We're hearing more issues with golf carts and other vehicles. There are more ways every year for kids to hurt themselves and others.

There is language which gives campgrounds liens against the camping unit. We think every campground should demand that as security for payment of fees.

We added language forbidding campers from listing their unit on AirBnB and other sharing sites. That is a serious problem for campgrounds.

There is a new provision on site conditions and flooding to protect the campground in the event of flooding.

## WE WANT TO HEAR FROM YOU

Our goal is to give WACO members the best possible model agreement. If you don't think it's useful, or you think we've forgotten something, tell us.

We believe it's good to set standards through a model agreement. It allows campgrounds to stand their ground on important issues. If you can tell campers that all Wisconsin campgrounds are doing this, you need not be afraid they will go somewhere else.

## AGREEMENT REVIEW

WACO members can submit their draft agreements to me for review. Email them to me at [mh@kasieta.com](mailto:mh@kasieta.com)

MARK HAZELBAKER