



Exclusively for Big Bear

BUYERS & OWNERS GUIDEBOOK

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I have tons of content for you to be successful with Airbnb in Big Bear!



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INTRODUCTION

Welcome to Big Bear!

Nestled in the majestic San Bernardino Mountains, Big Bear is more than just a destination—it's a lifestyle.

Whether you're drawn to the sparkling waters of Big Bear Lake, the pristine trails winding through alpine forests, or the cozy charm of mountain living, this place offers something for everyone, all year long.

Big Bear is a haven for adventure seekers, nature lovers, and families looking for unforgettable getaways. From skiing and snowboarding in the winter to kayaking, hiking, and fishing in the summer, the seasons here each bring their own unique magic. And when you're ready to slow down, the cozy cabins, charming shops, and welcoming community make Big Bear the perfect retreat.

Whether you're considering investing in a vacation rental or already own a property here, this guidebook is designed to be your go-to resource for navigating the world of Big Bear Airbnb hosting. From selecting the perfect neighborhood to setting up a guest-ready property and thriving as a host, we've got you covered.

Welcome to Big Bear, where every day feels like a breath of fresh air—literally. Let's dive into what makes this mountain paradise so special!

The Benefits of Investing in a Big Bear Vacation Rental:

Investing in a vacation rental in Big Bear isn't just about owning property—it's about building a source of income in a place that's as lucrative as it is beautiful. Here are some of the top reasons why Big Bear stands out as a prime location for vacation rental investments:

1. YEAR-ROUND DEMAND

Big Bear is a true four-season destination. In the winter, visitors flock to the area for world-class skiing, snowboarding, and holiday escapes. In the summer, the lake, hiking trails, and festivals draw tourists seeking outdoor adventures. Spring and fall bring a quieter charm with scenic beauty and a growing off-season market. This steady flow of visitors means you can enjoy strong rental income all year long.

2. PROXIMITY TO MAJOR MARKETS

Located just a couple of hours from Southern California's major cities like Los Angeles, San Diego, and Orange County, Big Bear is an easy and accessible escape for millions of people. The short drive time makes it an ideal getaway for weekenders and longer-term vacationers alike.

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3. HIGH ROI POTENTIAL

Vacation rentals in Big Bear consistently generate competitive nightly rates, particularly during peak seasons. Properties with desirable amenities like hot tubs, mountain views, or lake access can command even higher premiums. When managed effectively, many Big Bear rentals see impressive cash flow and long-term equity growth.

4. UNIQUE APPEAL OF MOUNTAIN LIVING

Big Bear offers a cozy, mountain-town experience that appeals to all types of travelers—from families and couples to adventure enthusiasts and solo vacationers. Whether it's the charm of a rustic cabin or the luxury of a modern retreat, your property will offer guests an experience they can't find in a hotel.

5. DIVERSE PROPERTY OPTIONS

From charming A-frame cabins tucked in the woods to expansive homes with lake views, Big Bear offers a variety of property styles to suit your investment goals. Whether you're looking for a cozy weekend retreat or a larger home to host big groups, there's something for every budget and vision.

6. TAX BENEFITS

Owning a vacation rental can come with significant tax advantages. Mortgage interest, property taxes, repairs, and even some travel expenses related to maintaining your property may be deductible. Always consult with a tax professional to maximize these benefits.

7. BIG BEAR'S LOCAL EVENTS AND ACTIVITIES

Big Bear's packed calendar of events—such as Oktoberfest, fishing tournaments, concerts, and marathons—draws consistent crowds throughout the year. As an owner, you can capitalize on these peak times by offering your property to eager visitors attending these activities.

8. OPPORTUNITY FOR PERSONAL USE

One of the best perks of owning a vacation rental is being able to enjoy it yourself! You can block off dates to use your property for family getaways or a relaxing weekend retreat. It's an investment that not only earns income but also provides personal value.

9. THRIVING SHORT-TERM RENTAL MARKET

Big Bear has become one of California's most sought-after short-term rental destinations. With platforms like Airbnb and VRBO making it easy to market your property to a global audience, you have the tools to successfully attract bookings from day one.

10. LONG-TERM INVESTMENT GROWTH

Big Bear real estate values have shown steady growth over the years. As the area continues to attract visitors and second-home buyers, property values are likely to increase, making your investment even more profitable in the long run.

Investing in a Big Bear vacation rental is more than a financial decision — it's an opportunity to create unforgettable guest experiences, grow your wealth, and enjoy a slice of mountain paradise. With the right property and strategy, the rewards are as endless as the scenic views!

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ABOUT THIS GUIDEBOOK

Welcome to the ultimate guide to owning, managing, and thriving with a vacation rental in Big Bear Lake and Big Bear City! Whether you're dreaming of purchasing your first mountain getaway or already own a property and want to maximize its potential, this guidebook is here to walk you through every step of the journey.

Owning a vacation rental in Big Bear is more than just an investment—it's a chance to be part of a vibrant, year-round community that draws visitors from all over the country. But succeeding in this market requires preparation, strategy, and a deep understanding of what makes Big Bear unique.

This guidebook is designed to help:

- **Prospective Buyers** navigate the real estate market, evaluate neighborhoods, and make smart investment decisions.
- **Current Owners** optimize their properties for maximum occupancy, revenue, and guest satisfaction.

Inside, you'll find actionable advice, industry insights, and practical tips, all tailored specifically to the Big Bear vacation rental market. From understanding local regulations to designing a space guests will rave about, we cover everything you need to know to turn your Big Bear property into a thriving short-term rental.

We've also included helpful resources, real-world examples, and a few insider secrets that come from years of experience in this unique mountain town.

This guide is your all-in-one resource for everything Big Bear Airbnb. Let's get started on building a rental business that brings you joy, success, and maybe even a few snowy weekends of your own!

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WHY BIG BEAR IS THE PERFECT VACATION RENTAL MARKET

Overview of Big Bear Lake and Big Bear City

Nestled high in the San Bernardino Mountains, Big Bear Lake and Big Bear City are neighboring communities that offer the perfect mix of natural beauty, adventure, and small-town charm. Together, they make up one of Southern California's premier mountain destinations, drawing visitors year-round for recreation, relaxation, and a chance to escape the hustle and bustle of city life.

Big Bear Lake

Big Bear Lake is the heart of the action, famous for its sparkling seven-mile-long lake and the vibrant village that serves as its hub. The area is known for its mix of waterfront properties, cozy cabins, and luxury mountain homes. Visitors flock here for boating, fishing, paddleboarding, and lakeside picnics in the summer, while winter brings snow-covered slopes at Snow Summit and Bear Mountain ski resorts.

The Village at Big Bear Lake offers shopping, dining, and entertainment, creating a lively atmosphere year-round. It's the ideal spot for families, couples, and adventure-seekers looking to enjoy everything from outdoor activities to cozy fireside evenings.

Big Bear City

Just east of Big Bear Lake, Big Bear City is quieter and more residential, making it a popular option for those seeking a more laid-back mountain vibe. While it lacks direct lake access, Big Bear City is full of charm with its spacious lots, woodsy settings, and budget-friendly homes. It's also conveniently located near the Big Bear Airport, hiking trails, and popular attractions like the Big Bear Alpine Zoo.

Big Bear City appeals to both full-time residents and vacation rental investors looking for a peaceful escape that's still close to all the action. Many homes here offer stunning views of the surrounding mountains and forests, making it a tranquil retreat for guests.



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Why People Love Big Bear

Both Big Bear Lake and Big Bear City offer a unique blend of mountain living and vacation fun. Here's why people can't get enough of this area:

- **Four-Season Fun:** From skiing and snowboarding in the winter to hiking, biking, and water sports in the summer, Big Bear is a year-round destination.
- **Scenic Beauty:** Surrounded by the San Bernardino National Forest, the area boasts crisp mountain air, starry nights, and breathtaking landscapes.
- **Proximity to Cities:** Just a couple of hours from Los Angeles, Orange County, and San Diego, Big Bear is an accessible escape for millions of people.
- **Small-Town Charm:** Despite its popularity, Big Bear maintains a friendly, small-town feel that makes visitors feel right at home

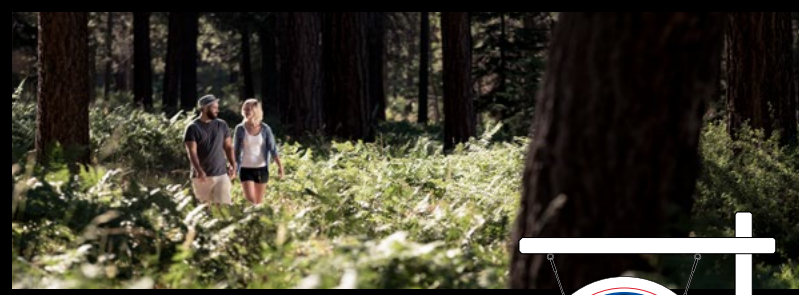
What Makes Each Area Unique?

- **Big Bear Lake:** Ideal for guests who want to be near the lake, ski resorts, and the village with its vibrant energy.
- **Big Bear City:** Perfect for those seeking a more peaceful, woodsy setting with easy access to trails and the local zoo.

Whether you're planning to buy a vacation rental or already own one, understanding the unique appeal of Big Bear Lake and Big Bear City can help you make the most of this incredible mountain destination. Each area offers something special, ensuring a steady stream of guests eager to experience the magic of Big Bear!

Year-Round Appeal: Skiing, Hiking, Boating, and More!

Big Bear is the ultimate four-season destination, offering endless outdoor activities and attractions no matter the time of year. Its unique combination of mountains, forests, and the sparkling Big Bear Lake makes it a haven for adventure seekers, families, and relaxation enthusiasts alike. Here's a breakdown of why Big Bear stays on everyone's getaway radar year-round:



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Winter Wonderland: Skiing and Snow Adventures

When the snow blankets the mountains, Big Bear transforms into a winter paradise. Visitors flock to its two renowned ski resorts:

- Snow Summit: Perfect for families and intermediate skiers with groomed trails and a family-friendly atmosphere.
- Bear Mountain: A favorite for snowboarders and advanced skiers, offering challenging terrain parks and steep runs.

Beyond the slopes, winter guests can enjoy:

- Snowshoeing through serene forest trails.
- Sledding and tubing at local play areas like Big Bear Snow Play.
- Cozy evenings by the fire in their Big Bear vacation rental.

Spring Renewal: Wildflowers and Waterfalls

As the snow melts, Big Bear awakens with vibrant wildflowers and gushing waterfalls. Spring is the perfect time for:

- Hiking scenic trails like Castle Rock and Pine Knot, where you'll see blooming flora and panoramic views.
- Fishing as the lake reopens, with trout, bass, and catfish ready to be caught.
- Biking through lush forest trails or along quiet mountain roads.

Summer Fun: Boating and Water Sports

Summer in Big Bear is all about the lake! With its cool mountain breezes and sparkling water, Big Bear Lake is a favorite summer escape. Visitors can enjoy:

- Boating and Jet Skiing: Rent a pontoon or jet ski for a day of fun on the water.
- Kayaking and Paddleboarding: Glide across the calm morning waters for a peaceful start to the day.
- Fishing: Known as a top fishing destination in California, summer anglers love the abundance of rainbow trout.
- Swimming and Sunbathing at popular spots like Meadow Park.

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Autumn Magic: Hiking and Fall Colors

As the weather cools and the leaves change, Big Bear takes on a golden glow that draws visitors looking for fall adventures. Highlights include:

- Hiking trails like the Alpine Pedal Path or Cougar Crest to soak in the fall colors.
- Oktoberfest Celebrations, where visitors can enjoy German beer, bratwurst, and live music.
- Fishing remains strong through the fall as temperatures drop and the fish become more active.

Year-Round Attractions

Big Bear isn't just about the seasons—it's a destination with activities available all year long:

- Big Bear Alpine Zoo: A must-visit rescue zoo featuring mountain lions, wolves, and bald eagles.
- The Village: A lively hub with boutique shopping, restaurants, coffee shops, and live entertainment.
- Scenic Drives: The Rim of the World Scenic Byway offers jaw-dropping views no matter the season.

Big Bear's year-round appeal is unmatched. Whether your guests are looking for thrilling outdoor adventures, quiet escapes in nature, or lively seasonal events, your Big Bear vacation rental will always be in demand. Every season offers its own charm, ensuring there's never a bad time to visit this mountain paradise!

Typical Visitor Demographics

Big Bear Lake and Big Bear City attract a wide variety of visitors, making it a prime destination for vacation rentals that appeal to multiple types of travelers. Understanding who is visiting the area can help you tailor your vacation rental to meet their needs and maximize your property's appeal. Here's a look at the typical visitor demographics:

1. Families

- **Who They Are:** Families with kids looking for a fun, activity-packed getaway.
- **What They Love:**
 - Kid-friendly activities like sledding, tubing, hiking, and visiting the Big Bear Alpine Zoo.
 - Spacious vacation rentals with multiple bedrooms, game rooms, and outdoor areas for children to play.
 - Proximity to family attractions such as Snow Summit and Meadow Park.
- **Seasonal Preferences:** Peak visits during summer break, spring break, and winter holidays.

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2. Couples

- **Who They Are:** Romantic getaways are popular for couples seeking relaxation and quality time.
- **What They Love:**
 - Cozy cabins with fireplaces and hot tubs.
 - Scenic hikes, lake views, and quiet, peaceful settings.
 - Romantic dining options in the Village and stargazing opportunities.
- **Seasonal Preferences:** Popular year-round, especially during fall for the crisp air and changing leaves, and winter for the cozy, snow-filled atmosphere.

3. Adventure Enthusiasts

- **Who They Are:** Outdoor enthusiasts looking for adrenaline-pumping activities.
- **What They Love:**
 - Winter sports like skiing, snowboarding, and snowshoeing.
 - Summer activities like mountain biking, kayaking, paddleboarding, and hiking.
 - Easy access to trails like Cougar Crest and Castle Rock.
- **Seasonal Preferences:** Winter for snow sports, summer for outdoor adventures on the lake and trails.

4. Groups of Friends

- **Who They Are:** Small groups of friends or colleagues traveling together for a weekend escape or celebration.
- **What They Love:**
 - Large properties with plenty of space for socializing, such as game rooms, hot tubs, and large dining areas.
 - Proximity to nightlife and dining in the Village.
 - Seasonal group activities like Oktoberfest, guided tours, or group snowboarding lessons.
- **Seasonal Preferences:** Year-round, with an uptick during summer weekends and winter holidays.



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5. SoCal Weekenders

- **Who They Are:** Residents of Los Angeles, Orange County, and San Diego looking for a quick, relaxing mountain getaway.
- **What They Love:**
 - Easy accessibility (a 2–3 hour drive).
 - A chance to escape the city and enjoy nature, clean air, and quiet surroundings.
 - A mix of relaxing lake activities and fun adventures like ziplining or Jeep tours.
- **Seasonal Preferences:** Frequent visits throughout the year, often last-minute weekend trips.

6. Pet Owners

- **Who They Are:** Pet lovers who want to bring their furry companions along for the adventure.
- **What They Love:**
 - Pet-friendly cabins with fenced yards or easy access to dog-friendly trails.
 - Walkable areas and pet-friendly outdoor dining in the Village.
 - Quiet settings that are perfect for pets to relax, especially after a day of hiking or playing in the snow.
- **Seasonal Preferences:** Year-round.

7. Remote Workers and Digital Nomads

- **Who They Are:** Professionals who work remotely and are looking for a mountain retreat that combines productivity and relaxation.
- **What They Love:**
 - High-speed Wi-Fi and work-friendly spaces, like a desk or cozy nook with a view.
 - Quiet, peaceful settings that inspire focus and creativity.
 - Proximity to trails and outdoor activities for breaks between work hours.
- **Seasonal Preferences:** Popular in off-peak months like spring and fall.

8. Event Attendees

- **Who They Are:** Visitors coming to Big Bear for specific events such as:
 - Oktoberfest, Fishing tournaments, Spartan races or marathons, Concerts and seasonal festivals
- **What They Love:**
 - Convenient locations near event venues.
 - Flexible check-in/check-out policies to accommodate event schedules.

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Key Takeaways for Hosts

By understanding the demographics of Big Bear visitors, you can tailor your property to meet their preferences. For example:

- Families and Groups: Offer bunk beds, game rooms, and large dining spaces.
- Couples: Focus on cozy amenities like hot tubs and fireplaces.
- Adventure Enthusiasts: Provide maps of local trails and storage space for gear.
- Pet Owners: Highlight pet-friendly features.

No matter who your guests are, Big Bear's charm and versatility ensure they'll find something to love—and keep coming back for more!

Key Tourism Statistics

Understanding the numbers behind Big Bear's tourism industry can help you make informed decisions as a vacation rental owner. Here are some key statistics that highlight the area's popularity and why it's a prime location for vacation rental investments:

1. Annual Visitor Numbers

- Over 6 million visitors annually: Big Bear consistently attracts a steady stream of tourists throughout the year, thanks to its four-season appeal.
- Peak seasons: Winter and summer see the highest visitor numbers, with winter accounting for nearly 40% of annual tourism due to skiing and snowboarding.

2. Average Length of Stay

- Weekend getaways: Many visitors are from Southern California and stay 2–3 nights, particularly during weekends.
- Extended stays: Summer vacations and holiday periods often see guests staying 4–7 nights.



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3. Demographics of Visitors

- **Geographic origin:**

- Approximately 70% of visitors come from Southern California cities like Los Angeles, San Diego, and Orange County.
- The remaining 30% includes out-of-state travelers and international tourists seeking a mountain retreat.

- **Age groups:**

- 40% families with children.
- 30% couples on romantic getaways.
- 20% groups of friends.
- 10% solo travelers and remote workers.

4. Popular Activities by Season

- **Winter (Dec–Feb):**

- Skiing and snowboarding are the top draws, with over 500,000 visitors heading to Snow Summit and Bear Mountain annually.
- Sledding, tubing, and snowshoeing are also highly popular.

- **Summer (Jun–Aug):**

- Boating, fishing, and kayaking dominate the summer months. Big Bear Lake sees over 100,000 boating permits issued annually.
- Hiking and mountain biking on trails like Pine Knot and Cougar Crest attract outdoor enthusiasts.

- **Fall (Sep–Nov):**

- Autumn brings hikers and leaf-peepers, with an increase in trail use during the fall foliage season.
- Oktoberfest alone draws 30,000+ attendees each year.

- **Spring (Mar–May):**

- Spring is a quieter season, with visitors enjoying wildflowers, waterfalls, and fishing as the lake reopens.

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5. Vacation Rental Market Insights

- **Average nightly rates:**
 - Winter: **\$350–\$700** for premium properties near the slopes.
 - Summer: **\$300–\$600** for homes with lake access or views.
 - Off-season: **\$200–\$400**, depending on location and amenities.
- **Occupancy rates:**
 - Peak seasons often exceed 70–80% occupancy for well-marketed properties.
 - Off-season rates hover around 50–60% but can be improved with strategic pricing and marketing.

6. Economic Impact of Tourism

- **\$500+ million annually:** Big Bear's tourism industry generates significant revenue for the local economy, supporting businesses, restaurants, and outdoor activity providers.
- **Transient Occupancy Tax (TOT):** Short-term rentals contribute heavily to local taxes, helping fund community services, infrastructure, and tourism promotion.

7. Event-Driven Tourism

- **Key events that drive large crowds to Big Bear include:**
 - Big Bear Oktoberfest: One of the largest in Southern California.
 - Fishing tournaments: Big Bear hosts several, including the popular Fishin' for 50K Trout Derby.
 - Marathons and Spartan races: Attract thousands of participants and spectators annually.
 - Holiday weekends: Christmas, New Year's, and 4th of July see a massive influx of visitors.

8. Trends in Visitor Behavior

- **Last-minute bookings:** A growing number of visitors book vacation rentals within 1–2 weeks of arrival, especially weekenders from Southern California.
- **Increased demand for amenities:** Properties with hot tubs, fireplaces, and pet-friendly options see significantly higher booking rates.
- **Year-round appeal:** Even in off-peak months, visitors are drawn to Big Bear for its tranquility, scenic beauty, and outdoor activities.

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Key Takeaways for Hosts

- With over 6 million visitors annually, Big Bear offers a steady flow of potential guests.
- Tailoring your property to meet the preferences of families, couples, and adventure-seekers can maximize occupancy and income.
- Peak seasons offer the opportunity for higher nightly rates, while off-peak months can benefit from creative marketing and flexible pricing.

Big Bear's thriving tourism industry and year-round popularity make it a smart investment for vacation rental owners who are ready to capitalize on its strong visitor demand.



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FOR BUYERS: STEPS TO PURCHASE A BIG BEAR VACATION RENTAL

Evaluating Neighborhoods: Where to Buy in Big Bear

- Moonridge
- Big Bear Lake West
- Fox Farm
- Big Bear City
- Boulder Bay

Choosing the right neighborhood in Big Bear can make a huge difference in your vacation rental's success. Each area has its own unique appeal, catering to different types of visitors and investment strategies. Here's a quick breakdown of key neighborhoods:

- **Moonridge** – One of the most desirable areas, offering proximity to Bear Mountain Ski Resort, the new Moonridge Corridor, and hiking trails. Ideal for winter rentals and high nightly rates.
- **Big Bear Lake West** – A quiet, scenic area with lakefront homes and breathtaking views. Great for summer rentals, nature lovers, and those seeking a premium price point.
- **Fox Farm** – Centrally located between the ski resorts and the lake, this upscale neighborhood features larger, well-maintained homes with strong year-round appeal.
- **Big Bear City** – More affordable than Big Bear Lake, with larger lots and a peaceful setting. Great for budget-conscious investors and guests looking for a quieter retreat.
- **Boulder Bay** – Known for its stunning rock formations and lake access, this neighborhood attracts kayakers, boaters, and summer vacationers. High appeal for waterfront rentals.

When choosing a location, consider proximity to ski resorts, the lake, and tourist hotspots, as well as factors like accessibility, snow conditions, and local regulations. The right neighborhood can maximize your rental income and guest satisfaction!

- **What to Look for in a Vacation Rental Property**
 - Views, Proximity to Attractions, and Amenities
 - Property Layout for Maximum Guest Appeal

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Not all homes make great vacation rentals! To maximize bookings and revenue in Big Bear, focus on these key factors when selecting a property:

- **Location Matters** – Proximity to ski resorts, the lake, and The Village significantly impacts rental demand. Guests prefer easy access to activities and attractions.
- **Views & Outdoor Space** – Lake views, forest settings, or large decks with hot tubs boost appeal. A cozy outdoor space is a must for mountain getaways.
- **Size & Layout** – Multi-bedroom homes with open living spaces accommodate families and groups, which are common visitors. A functional floor plan with a great room and dining area is ideal.
- **Desirable Amenities** – Hot tubs, fireplaces, game rooms, and pet-friendly features increase nightly rates and occupancy.
- **Parking & Accessibility** – Adequate parking and easy winter access (flat driveways, snow-ready homes) make a big difference for guest convenience.
- **Regulatory Compliance** – Check Big Bear's short-term rental regulations, including occupancy limits and permit requirements, to ensure your property qualifies.

Investing in the right property from the start will set you up for long-term success in the vacation rental market!

Understanding the Big Bear Real Estate Market

Big Bear's real estate market is unique, driven by its status as a top vacation destination with strong short-term rental demand. Prices vary based on proximity to the lake, ski resorts, and key attractions, with **lakefront homes and Moonridge properties commanding the highest values.**

- **Seasonal Market Trends** – Home prices and inventory fluctuate with interest rates, economic conditions, and seasonal tourism demand. Winter months often see more buyer interest due to ski season.
- **Investment Potential** – Well-located properties with strong amenities (hot tubs, game rooms, mountain views) generate high nightly rates and occupancy year-round.
- **Short-Term Rental Regulations** – Both Big Bear Lake and Big Bear City have specific permitting and tax requirements for vacation rentals. Buyers should verify compliance before purchasing.
- **Competition & ROI** – With over 6 million visitors annually, demand remains high, but competition among rental properties means marketing, pricing strategy, and guest experience are key to success.

Understanding market trends and local regulations will help you make a smart, profitable investment in Big Bear's thriving vacation rental scene!

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Financing and Budgeting for a Big Bear Property

Investing in a vacation rental in Big Bear requires strategic financing and budgeting to ensure long-term profitability. Here's what to consider:

- **Loan Options** – Traditional mortgages, second-home loans, and DSCR (Debt Service Coverage Ratio) loans are common choices for vacation rental buyers. Interest rates and down payment requirements vary.
- **Upfront Costs** – Beyond the purchase price, budget for **closing costs, permit fees, furniture, and initial upgrades** to make the property rental-ready.
- **Operating Expenses** – Factor in **property taxes, insurance, utilities, maintenance, and short-term rental permit costs**. Snow removal and hot tub maintenance are additional seasonal expenses.
- **Revenue Expectations** – Nightly rates fluctuate by season, so **understand occupancy trends and adjust pricing accordingly**. Peak seasons (winter and summer) will drive the highest income.
- **Cash Reserves** – Have a financial cushion for unexpected repairs, slow seasons, or regulatory changes that could impact income.

A well-planned budget ensures your Big Bear investment stays profitable while maximizing returns in a competitive market.

Navigating the Home Inspection Process

A thorough home inspection is crucial when purchasing a Big Bear vacation rental, as mountain properties face unique weather-related challenges. Here's what to focus on:

- **Roof & Snow Load** – Heavy snowfall can cause damage over time. Check for signs of leaks, sagging, or missing shingles.
- **Heating & Insulation** – A well-functioning heater, proper insulation, and double-pane windows are essential for winter guests. Look for energy-efficient upgrades.
- **Plumbing & Pipes** – Frozen or burst pipes are common in colder months. Ensure pipes are insulated and that the home has a functioning shutoff system.
- **Foundation & Drainage** – Mountain terrain can cause shifting. Look for cracks in the foundation and verify proper drainage to prevent flooding.
- **Pest & Wildlife Issues** – Cabin-style homes can attract critters like rodents or carpenter ants. An inspection should include signs of infestation or damage.

Hire a local inspector familiar with Big Bear's climate and unique property needs to avoid costly surprises down the road. A solid inspection ensures your rental is safe, functional, and guest-ready year-round!

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LEGAL AND REGULATORY CONSIDERATIONS

Owning a vacation rental in Big Bear comes with important legal responsibilities. Here's a quick overview of the key regulations every host must follow:

- **Permit Requirements for STRs** – A valid short-term rental (STR) permit is required in both Big Bear Lake and Big Bear City. Permits must be renewed annually and are subject to inspections for compliance with local safety and operational standards.
- **Occupancy Limits and Parking Rules** – Each property has strict occupancy limits based on square footage and bedroom count. Parking requirements mandate one off-street parking space per four occupants, ensuring neighborhood accessibility and guest convenience.
- **Noise and Safety Ordinances** – Quiet hours (typically 10 PM–7 AM) must be observed, and noise monitoring devices are often recommended. Safety measures like smoke detectors, CO alarms, and visible emergency exits are mandatory.
- **Tax Obligations** – Hosts must collect and remit the Transient Occupancy Tax (TOT) to the local government. TOT rates vary slightly between Big Bear Lake and Big Bear City, and timely filing is critical to avoid penalties.

Compliance with these regulations ensures your rental operates legally while maintaining positive relationships with the community. Staying informed and up to date on rules will protect your investment and reputation as a responsible host!

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SETTING UP YOUR
AIRBNB FOR SUCCESS*Designing a Mountain-Modern Rental:*
Style Tips for Big Bear!

Creating a stylish and functional space is key to standing out in the competitive Big Bear vacation rental market. A **mountain-modern design** strikes the perfect balance between cozy cabin charm and sleek, modern amenities, appealing to today's discerning guests.

Use **wood, stone, and leather accents** to bring the outdoors in, such as exposed beams, wood-paneled walls, and stone fireplaces. Incorporate soft, textured textiles like faux fur throws, knit blankets, and plush rugs to create a warm, inviting space. Stick to earthy tones like warm browns, creams, and grays as your base, adding pops of color with accent pillows or decor in forest greens, deep blues, or burnt oranges for a modern touch.

Include **functional, guest-friendly features** like an open-concept living area with ample seating, durable furniture, and an inviting outdoor space with a hot tub, string lights, and a fire pit. Upgrade the kitchen with modern appliances while keeping rustic details like shaker cabinets or matte black hardware. Add smart home features such as keyless entry and smart thermostats for convenience, while hiding modern tech like TVs in furniture or behind barn doors to maintain charm.

Create relaxing retreats in the bedrooms with high-quality bedding, layered with cozy quilts and decorative throws. Decorate with mountain-themed touches like framed nature prints or vintage ski gear to evoke a true Big Bear feel. Maximize views by arranging furniture to highlight windows overlooking the lake, forest, or mountains, and add local flair with framed maps or Big Bear-inspired decor.

Finally, layer lighting for every mood with warm ambient options like table lamps or sconces, and use bright task lighting where needed. A thoughtfully designed space blending rustic charm and modern convenience ensures glowing reviews, repeat bookings, and a standout rental in Big Bear!

Essential Amenities to Include:

- Hot Tubs, Fireplaces, Wi-Fi, etc.
- Pet-Friendly Options

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To make your Big Bear vacation rental stand out, offering the right amenities is key to attracting guests and earning great reviews. Here are the must-haves:

- **Cozy Comforts:** A hot tub, fireplace, and comfortable seating areas are top priorities for mountain getaways.
- **Fully Stocked Kitchen:** Include cookware, utensils, coffee maker, toaster, and basic pantry staples like salt, pepper, and oil.
- **Entertainment Options:** Smart TVs, board games, and a game room with a pool table or arcade games can make your rental a hit with families and groups.
- **High-Speed Wi-Fi:** Essential for remote workers, students, and streaming entertainment.
- **Pet-Friendly Features:** If you allow pets, provide a water bowl, waste bags, and a fenced yard to attract more bookings.
- **Outdoor Amenities:** Add outdoor seating, a fire pit, BBQ grill, and string lights to make the outdoor space inviting year-round.
- **Practical Winter Prep:** Provide snow shovels, ice melt, and clear instructions for heating systems.
- **Detailed Welcome Kit:** Include local recommendations, check-out instructions, and emergency contact info to make guests feel at home.

Thoughtfully chosen amenities not only enhance the guest experience but also help you command higher nightly rates and increase occupancy.

Stocking Your Property: Must-Have Supplies

A well-stocked vacation rental ensures a seamless guest experience and earns you glowing reviews. Here's what to include to cover all the essentials:

- **Kitchen Basics:** Fully equip the kitchen with cookware, dishes, utensils, a coffee maker, toaster, and blender. Provide staples like salt, pepper, oil, coffee, tea, and sugar.
- **Bathroom Necessities:** Offer hotel-quality towels, shampoo, conditioner, body wash, and extra toilet paper. Add a hairdryer and a first-aid kit for convenience.
- **Bedroom Comforts:** Include high-quality bedding, extra blankets, pillows, and a spare set of sheets for each bed.
- **Cleaning Supplies:** Provide dish soap, sponges, trash bags, laundry detergent, and surface cleaners so guests can tidy up during their stay.
- **Seasonal Supplies:** Stock firewood for fireplaces or fire pits (if permitted), snow shovels, and ice melt in winter. In summer, provide fans or portable AC units if there's no central air.

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- **Entertainment Items:** Have board games, cards, a smart TV, and streaming subscriptions like Netflix or Hulu.
- **Outdoor Gear:** If your property includes outdoor space, supply BBQ tools, grill cleaner, and outdoor cushions.
- **Guest Extras:** Include a welcome kit with local recommendations, emergency contact info, and check-out instructions.

Keeping your property stocked with these essentials will help your guests feel cared for, encouraging repeat bookings and great reviews!

Hiring a Property Manager vs. DIY Hosting

When running a vacation rental in Big Bear, deciding between hiring a property manager or managing it yourself is a crucial choice. Here's a quick comparison to help you decide:

Hiring a Property Manager

Pros:

- Handles marketing, bookings, guest communication, cleaning, and maintenance.
- Ensures compliance with Big Bear's short-term rental regulations.
- Saves you time, especially if you live far from Big Bear or have multiple properties.

Cons:

- Typically charges 20–30% of your rental income.
- Less control over the guest experience and day-to-day operations.

DIY Hosting

Pros:

- Full control over your property, pricing, and guest interactions.
- Saves on management fees, maximizing your net income.
- Opportunity to build personal relationships with guests for repeat bookings.

Cons:

- Time-intensive, requiring you to handle marketing, communication, and logistics.
- Requires availability to address guest issues or emergencies, especially in winter.

KEY TAKEAWAY: If you have the time and live close enough to manage your rental, DIY hosting can maximize profits. However, if you're busy or live out of town, a property manager can save you stress and ensure smooth operations. Choose the option that aligns with your schedule and goals!

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Cleaning Services: Finding Reliable Help

A spotless vacation rental is critical for guest satisfaction and maintaining great reviews. Here's how to find and work with reliable cleaning services for your Big Bear property:

- **Look for Local Experience:** Choose cleaners familiar with Big Bear's unique needs, like handling snow, preparing for winter guests, and dealing with high-altitude challenges.
- **Ask for Recommendations:** Tap into local networks, including real estate agents, property managers, and other hosts, to find trustworthy cleaning services.
- **Check Reviews and References:** Look for services with positive reviews online and ask for references from other vacation rental owners.
- **Prioritize Reliability and Flexibility:** Your cleaners must work around tight turnover schedules, especially during peak seasons when same-day check-ins are common.
- **Set Clear Expectations:** Provide a detailed cleaning checklist that includes restocking supplies, inspecting for damage, and reporting maintenance issues.
- **Build a Relationship:** Establish consistent communication and offer competitive pay to ensure your cleaners stay committed, especially during busy times.

A dependable cleaning service is the backbone of a successful vacation rental, ensuring your property is always guest-ready and earning you rave reviews!

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MARKETING YOUR VACATION RENTAL

Crafting an Irresistible Airbnb Listing

Your Airbnb listing is your first impression, so make it count! Highlight your property's best features, such as breathtaking views, proximity to attractions, or standout amenities like a hot tub or game room. Use clear, concise language to emphasize the experience guests will have—whether it's a cozy mountain escape or an adventure-packed getaway. Include guest-focused details like the number of bedrooms, pet-friendly options, and unique touches that make your property special. A well-structured listing with a strong opening sentence and key information upfront will grab attention and keep potential guests interested.

Photography Tips to Highlight Your Cabin

High-quality photos are essential for showcasing your cabin and driving bookings. Use natural lighting and take photos during the day to capture bright, inviting spaces. Highlight your home's best features, such as a cozy fireplace, outdoor deck, or stunning views, with wide-angle shots that show the full space. Stage the property with thoughtful touches, like neatly folded blankets or a steaming mug of coffee on the table, to create a welcoming feel. Don't forget exterior shots of your cabin and surroundings, and consider hiring a professional photographer to ensure your property stands out.

Writing Descriptions that Sell

A compelling description paints a picture of the guest experience. Start with a captivating opening line that highlights the property's unique selling points, like "Unwind in this charming lakeview cabin with a private hot tub." Use descriptive, sensory language to evoke emotions, mentioning details like "crackling fireplaces," "expansive mountain views," or "peaceful mornings on the deck." Break up text into easy-to-read sections, covering amenities, location highlights, and guest conveniences like parking or Wi-Fi. Avoid generic phrases—tailor your description to what makes your property and location unforgettable.

Setting Competitive Rates for Seasonal Demand

Seasonal pricing is key to maximizing your rental income. Research similar properties in your area to understand average nightly rates, then adjust your pricing based on demand. During peak seasons like winter and summer, you can charge premium rates, while slower months might require discounts or special promotions to attract guests. Consider offering weekend vs. weekday pricing, and use dynamic pricing tools to stay competitive. Keep your rates flexible to reflect factors like holidays, local events, and last-minute bookings while ensuring your property remains a great value.

Managing Reviews and Guest Feedback

Reviews are a powerful tool for building trust and attracting future bookings. Encourage happy guests to leave reviews by providing a seamless, memorable experience and politely requesting feedback after their stay. Address negative reviews professionally and constructively by acknowledging concerns and explaining how you'll improve. Use feedback to refine your property and processes, whether it's upgrading amenities or improving communication. Consistent responsiveness and a commitment to guest satisfaction will help you maintain a high rating and grow your reputation as a top host.

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MAXIMIZING REVENUE AND OCCUPANCY

Seasonal Pricing Strategies: Winter vs. Summer Demand

Big Bear's rental market thrives on seasonal demand, so adjusting your pricing strategy is essential. In the winter, when visitors flock to ski resorts, you can charge premium rates, especially for properties near Snow Summit or Bear Mountain. Summer brings high demand for lakefront and outdoor-focused rentals, making it another lucrative season. Shoulder seasons (spring and fall) may require lower rates to attract bookings, but offering special discounts or packages can help fill your calendar. Monitor local events and holidays to adjust pricing and maximize revenue during peak travel periods like Christmas, New Year's, and 4th of July.

Attracting Off-Season Guests

While Big Bear slows down in spring and fall, creative strategies can keep your property booked year-round. Offer off-season discounts or extended stay deals for remote workers and budget-conscious travelers. Market the tranquility of these quieter months, highlighting cozy indoor features like a fireplace, hot tub, or game room. Target niche audiences, such as hikers seeking spring wildflowers or couples looking for a romantic fall retreat. Hosting special promotions, such as "Stay 3 Nights, Get 1 Free," can entice guests to choose your rental even when demand is lower.

Offering Add-Ons: Ski Passes, Welcome Baskets, Guided Tours

Enhance your guests' experience by offering thoughtful add-ons that make their stay even more memorable. In the winter, providing discounted ski passes or snowshoe rental vouchers can set your rental apart. During the summer, partner with local businesses to offer discounts on boat rentals, guided hikes, or ziplining. Welcome baskets with locally sourced goodies, like Big Bear coffee, snacks, or wine, create a great first impression and encourage glowing reviews. Add-ons not only elevate the guest experience but can also serve as additional revenue streams or ways to justify premium pricing.

Creating Repeat Business with Loyalty Incentives

Turning first-time guests into loyal repeat visitors can boost your rental's success. Offer a loyalty program, such as discounts for returning guests or special perks like free upgrades or an extra night for longer stays. After their visit, send personalized thank-you messages and include offers for future stays to stay top-of-mind. Build a guest email list to share exclusive discounts, seasonal specials, and updates about your property. By fostering strong relationships with past guests, you'll create a steady stream of repeat bookings and referrals, helping your property thrive long-term.

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MAINTENANCE AND
OPERATIONS*Preparing for Big Bear Winters:***Snow Removal, Pipes, and More**

Big Bear winters can be harsh, so preparing your property is essential to ensure guest comfort and protect your investment. Hire a reliable snow removal service to keep driveways and walkways clear, as accessibility is critical for guest safety. Insulate pipes to prevent freezing and have a backup plan for water shutoffs if temperatures drop drastically. Stock de-icing salt and shovels for guests and provide clear instructions for using the home's heating systems and fireplaces. By proactively addressing winter challenges, you'll ensure smooth operations during peak snow season.

Routine Maintenance Checklist

Regular upkeep keeps your property in top shape and prevents costly repairs. Inspect the roof and gutters seasonally, especially after winter, to avoid leaks or blockages. Test smoke and carbon monoxide detectors regularly and replace filters in HVAC systems to ensure they run efficiently. Check appliances, plumbing, and water heaters for signs of wear, and schedule regular pest control to keep critters out. Keep an eye on hot tubs, outdoor furniture, and decks for weather-related damage, and ensure the property remains guest-ready year-round. A detailed maintenance schedule helps you stay organized and protect your rental's value.

Emergency Preparedness: Power Outages, Storms, Etc.

Mountain weather can be unpredictable, so being prepared for emergencies is a must. Equip your property with backup supplies like flashlights, extra batteries, a first-aid kit, and warm blankets. Consider investing in a portable generator to keep essential systems running during power outages. Leave clear instructions for guests on what to do in case of snowstorms, road closures, or other emergencies, and provide them with local contact numbers for assistance. Proactive planning ensures your guests feel safe and well cared for, even in unexpected situations.

Managing Wear and Tear on High-Traffic Properties

Vacation rentals experience significant wear and tear, especially in high-demand areas like Big Bear. Opt for durable furniture, rugs, and flooring that can handle frequent use while maintaining a stylish appearance. Regularly inspect for signs of damage, like scuffs on walls or scratches on furniture, and address them promptly to keep your rental looking fresh. Provide clear house rules to minimize damage, such as no shoes indoors or no unsupervised use of amenities like the hot tub. Investing in quality materials and consistent upkeep will help preserve your property's value and guest appeal over time.

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FOR OWNERS: MANAGING YOUR BIG BEAR AIRBNB

Remote Hosting Tips

Managing a Big Bear vacation rental remotely is possible with the right systems in place. Start by hiring a reliable local cleaning and maintenance team to handle turnovers and urgent repairs. Use a **smart lock system** for keyless entry, allowing guests to check in seamlessly without needing an in-person handoff. Automate tasks like messaging, pricing adjustments, and review requests through Airbnb or property management software. Regularly schedule deep cleans and inspections to ensure your property stays in top condition. Clear house rules, a well-organized welcome guide, and a responsive communication style will keep guests happy while you manage your rental from afar.

Guest Communication Best Practices

Great guest communication is key to getting positive reviews and repeat bookings. Send a **warm welcome message** before arrival with check-in instructions, Wi-Fi details, and house rules. Be proactive in answering questions and provide local recommendations to enhance their experience. During their stay, check in once to ensure everything is going smoothly, but avoid over-messaging. Have a quick, polite response ready for common issues, and be clear about checkout procedures to avoid misunderstandings. Quick, friendly, and professional communication helps guests feel valued and increases the likelihood of five-star reviews.

Handling Common Guest Issues

Even with great planning, issues will arise. **Heating not working?** Have a troubleshooting guide and a local handyman ready to assist. **Guests locked out?** Smart locks eliminate the need for key drop-offs. **Neighbors complaining about noise?** Use a noise monitoring system to prevent problems before they escalate. Handle complaints with empathy and a solution-focused approach—offering a small refund or future discount can turn a frustrated guest into a repeat customer. The key is to respond quickly, remain professional, and have backup solutions for common problems.

Using Technology: Smart Locks, Noise Monitors, and Automation

Leveraging technology makes hosting easier and more efficient. **Smart locks** allow self-check-in and eliminate key management. **Noise monitors** (like Minut or NoiseAware) detect excessive noise levels without recording conversations, helping prevent party issues. **Automated messaging systems** can handle booking confirmations, check-in details, and post-stay reviews, saving time. **Dynamic pricing tools** adjust rates based on demand, ensuring you maximize revenue. By integrating smart tech, you'll streamline operations, enhance security, and create a seamless guest experience with minimal hands-on involvement.

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STAYING COMPLIANT
AND LEGAL*Renewing Your STR Permit*

Renewing your short-term rental (STR) permit is an annual requirement in both Big Bear City and Big Bear Lake. Make sure to stay ahead of deadlines to avoid disruptions in your rental operations. Start by gathering the necessary documents, including proof of insurance, property inspection reports, and payment of any applicable fees. Be prepared to update or verify occupancy limits, parking plans, and any changes in property ownership or management. Staying organized and proactive ensures a smooth renewal process and keeps your property compliant with local regulations.

Handling Inspections

Inspections are a key part of maintaining your STR permit and ensuring guest safety. Inspectors will check for compliance with local requirements, such as functional smoke and carbon monoxide detectors, fire extinguishers, and visible emergency exit routes. Keep your property well-maintained by regularly testing safety features, ensuring clear signage, and addressing any issues flagged during previous inspections. A clean, well-prepared home not only passes inspections smoothly but also enhances the guest experience and reduces liability.

Updates on Big Bear City and Big Bear Lake Regulations

Big Bear's short-term rental regulations are subject to change as the community balances tourism with local concerns. Stay informed by attending city council meetings, subscribing to local newsletters, or joining Big Bear rental owner groups. Recent updates often focus on stricter noise and occupancy enforcement, parking requirements, and limits on the number of STR permits issued. Regularly review any changes to ensure your property remains compliant, and work closely with property managers or legal advisors to navigate evolving regulations. Staying up to date protects your investment and reputation as a responsible host.

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REAL STORIES FROM BIG BEAR HOSTS

Case Studies: Success Stories and Challenges and Lessons Learned from Big Bear Vacation Rental Owners

Case Studies: Success Stories and Challenges

Owning a vacation rental in Big Bear can be incredibly rewarding, but it comes with its share of challenges. Here are two real-life examples that highlight the highs and hurdles of being a Big Bear vacation rental owner:

Success Story:

A family invested in a cozy, pet-friendly cabin near the lake. By focusing on premium amenities—like a hot tub, updated kitchen, and dedicated pet space—they attracted families and couples looking for a relaxing retreat. Leveraging dynamic pricing tools and a professional photographer for their listing, they achieved a 75% occupancy rate year-round and secured glowing five-star reviews from guests praising the property's cleanliness and attention to detail. Their secret? Consistently reinvesting part of their profits into upgrades, like adding an EV charger and enhancing the outdoor seating area, which boosted their nightly rates and repeat bookings.

Challenge:

Another owner struggled with managing a larger, high-traffic property near Bear Mountain Ski Resort. Frequent snowstorms led to unexpected maintenance costs, such as roof repairs and driveway clearing. Additionally, they faced noise complaints from neighbors due to larger groups renting their property. By switching to a property manager, installing a noise monitoring system, and creating stricter house rules for group stays, they turned things around. While profits dipped slightly due to management fees, their stress levels dropped, and the property regained its positive reputation with better guest reviews.



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Lessons Learned from Big Bear Vacation Rental Owners

Big Bear rental owners often share common lessons learned through experience:

- 1. Invest in Amenities That Guests Value** – Hot tubs, fireplaces, and lake or mountain views are key to attracting guests. Adding these features can justify higher rates and lead to better reviews.
- 2. Be Proactive with Maintenance** – Big Bear's weather can be tough on properties, especially during winter. Regular inspections, proper winterization, and having a reliable local handyman on call are essential to avoiding costly emergencies.
- 3. Know the Regulations** – Keeping up with changing STR regulations is vital to avoid fines or permit issues. Owners recommend staying in close contact with local officials and participating in community discussions about STR rules.
- 4. Prioritize Guest Communication** – Prompt, friendly communication before, during, and after a stay leads to happier guests and repeat bookings. Personalized messages and thoughtful extras, like a welcome gift, go a long way.
- 5. Adapt to Feedback** – Listening to guest reviews—whether positive or negative—helps owners improve their property and the guest experience. Even small upgrades or fixes based on feedback can make a big difference in earning five-star reviews.

By learning from both successes and challenges, Big Bear rental owners can navigate the market with confidence and build a thriving vacation rental business.

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THE FUTURE OF BIG BEAR
VACATION RENTALS*Market Trends and Projections*

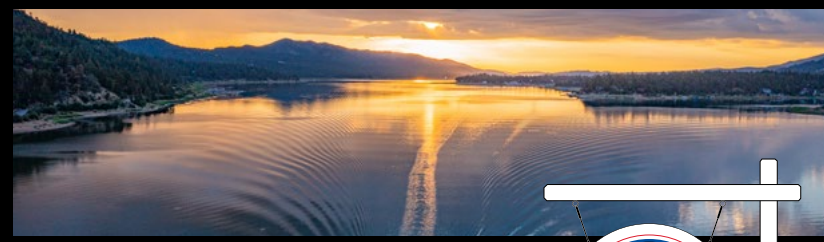
The Big Bear vacation rental market remains strong due to its year-round appeal and proximity to major metropolitan areas. Key trends include an increasing demand for unique stays (A-frames, luxury cabins, and lakefront properties) and amenities like hot tubs, fireplaces, and EV chargers. The rise of remote work has also extended booking windows, with more guests seeking midweek stays and longer getaways. Projections suggest that as economic conditions stabilize and travel demand continues to grow, Big Bear will see sustained interest, particularly for premium, well-maintained properties. However, competition among rental properties is expected to remain high, requiring hosts to deliver exceptional experiences to stand out.

Potential Impact of Changing Regulations

Short-term rental regulations in Big Bear are evolving as the community works to balance tourism with resident concerns. Recent and potential changes may include stricter occupancy limits, tighter noise enforcement, and caps on the number of STR permits issued. These regulations could reduce the number of active vacation rentals, potentially benefiting compliant properties with less competition. On the flip side, owners who fail to stay compliant risk hefty fines or losing their permit altogether. Staying informed and proactive about local rules is critical to protecting your investment and maintaining steady operations.

Staying Ahead in a Competitive Market

To succeed in Big Bear's increasingly competitive rental market, hosts need to consistently elevate their offerings. Invest in high-demand amenities like outdoor living spaces, smart home technology, and stylish interiors. Regularly refresh your property with upgrades to ensure it stays modern and appealing to guests. Use dynamic pricing tools to stay competitive while maximizing revenue during peak seasons. Focus on marketing your rental with professional photography, compelling descriptions, and a strong presence on Airbnb, VRBO, and social media platforms. Finally, prioritize guest experience by providing thoughtful touches, excellent communication, and a seamless stay to encourage glowing reviews and repeat bookings. In this competitive landscape, exceptional service and consistent attention to detail are the keys to thriving.

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RESOURCES FOR
BUYERS AND OWNERS*Local Real Estate Agents
Specializing in Vacation Rentals*

Partnering with a knowledgeable real estate agent who specializes in Big Bear vacation rentals is essential for finding the perfect property. Look for agents who have experience navigating the short-term rental market and are familiar with local regulations. They can help you identify properties with high income potential, guide you through permitting processes, and provide insights on which neighborhoods align with your investment goals. Agents who understand STR management can also connect you with resources for setting up and running a successful rental.

Trusted Vendors: Cleaning, Maintenance, and Snow Removal

Reliable vendors are the backbone of a well-run vacation rental. For cleaning, choose professionals who specialize in STR turnovers and can handle tight schedules during peak seasons. Look for maintenance providers skilled in Big Bear's unique needs, like plumbing for winter weather and repairing wear and tear from high guest traffic. Snow removal services are critical for accessibility in winter—find a team that can clear driveways, walkways, and roofs promptly. Building strong relationships with trusted vendors ensures smooth operations and guest satisfaction year-round.

Recommended Interior Designers and Photographers

Hiring an interior designer with experience in mountain-modern styles can transform your rental into a guest magnet. They'll know how to combine rustic charm with modern amenities to create a space that stands out in photos and appeals to vacationers. Professional photographers are equally important—great photos can make or break your listing. Look for photographers who specialize in real estate or vacation rentals and know how to capture your property's best features, from cozy interiors to stunning views. Investing in design and photography pays off with higher booking rates and glowing reviews.

Apps and Tools for Airbnb Hosts

Streamline your hosting process with apps and tools designed for vacation rental management. Dynamic pricing tools like Pricelabs or Beyond Pricing help you optimize rates based on demand. Use property management platforms like Guesty or Hospitable to automate guest messaging, scheduling, and reviews. For security and convenience, install smart locks (August or Schlage) and noise monitors (Minut or NoiseAware). Finally, use tools like Canva to create professional-looking welcome guides or property info sheets. Leveraging the right technology makes managing your rental more efficient and stress-free.

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Key Contacts: Big Bear Lake City Hall, Short-Term Rental Hotline, etc.

Having the right contacts on hand is crucial for navigating Big Bear's short-term rental landscape. Keep the following numbers and resources accessible:

- **Big Bear Lake City Hall:** For permits, zoning questions, and regulation updates.
(909) 866-5831 • citybigbearlake.com
- **Short-Term Rental Hotline:** To report issues or get guidance on compliance (provided by the city or county).
(909) 884-4056 • str.sbcounty.gov
- **Local Utility Companies:** For power, water, and gas emergencies.
Bear Valley Electric - (800) 808-2837 • bvesinc.com
Dept of Water - (909) 866-5050 • bbldwp.com
Southwest Gas - (877) 860-6020 • swgas.com
Big Bear City Community Services - (909) 585-2565 • bbccsd.org
- **Big Bear Sheriff's Department:** In case of security concerns or neighborhood complaints.
(909) 866-0100 • wp.sbcounty.gov/sheriff/patrol-stations/big-bear
- **Snow Removal Services:** Ensure quick responses to winter storms.
Ask me about my list of local services.

Maintaining strong connections with these key contacts ensures you're always prepared to handle issues and stay compliant with local rules.

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BONUS CONTENT

- 1: Sample Airbnb Listing for a Big Bear Cabin
- 2: Seasonal Maintenance Checklist
- 3: Big Bear Event Calendar to Attract Guests
- 4: FAQs About Owning a Big Bear Airbnb

1: Sample Airbnb Listing for a Big Bear Cabin

Title:

Cozy Mountain Retreat w/ Hot Tub & Forest Views Near Ski Slopes

Description:

Escape to our charming Big Bear cabin, perfect for families, couples, or friends seeking a peaceful mountain getaway! Nestled in the heart of Moonridge, this 3-bedroom, 2-bath cabin offers stunning forest views, a private hot tub, and is just minutes from Bear Mountain Ski Resort and Big Bear Lake. Enjoy cozy nights by the fireplace, a fully stocked kitchen for home-cooked meals, and a spacious deck for stargazing or BBQs. With high-speed Wi-Fi, Smart TVs, and a game room, your comfort and entertainment are guaranteed. Book your perfect Big Bear escape today!

Amenities:

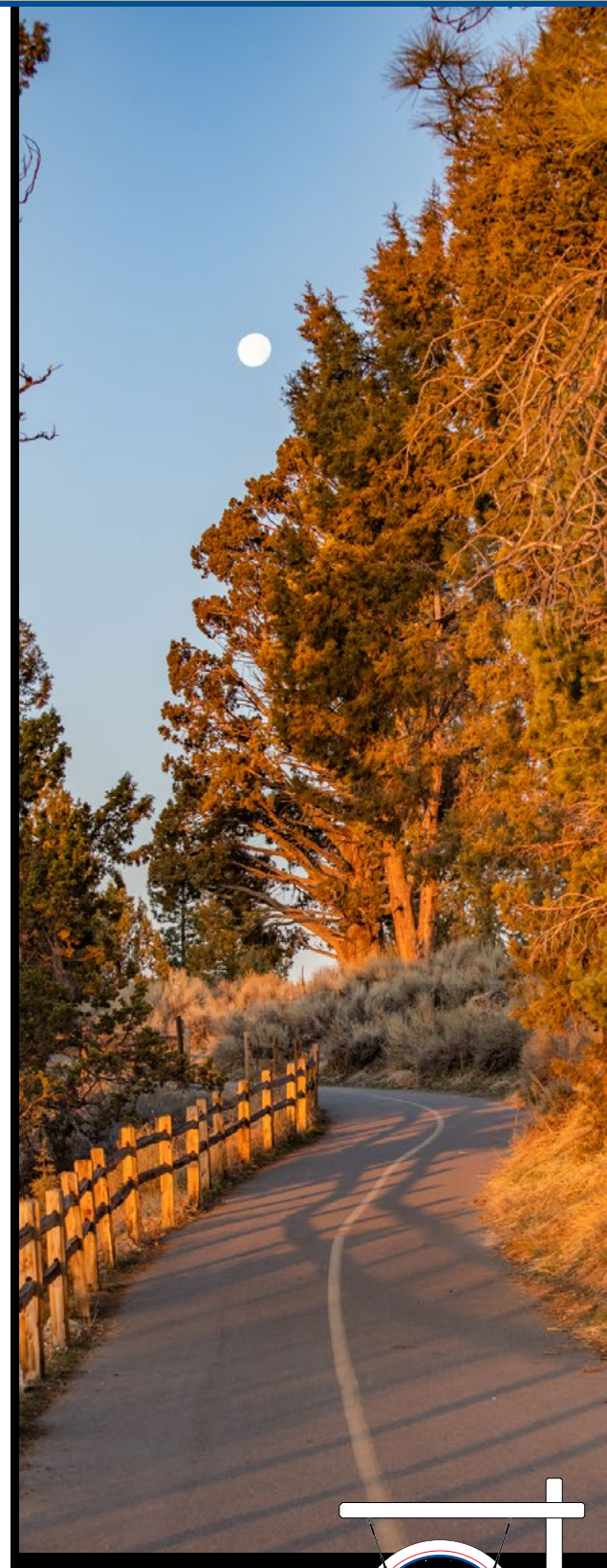
- Private hot tub
- Fireplace and central heating
- Game room with foosball table
- Pet-Friendly
- 2-minute drive to Bear Mountain Ski Resort

House Rules:

- Quiet hours: 10 PM–7 AM
- No smoking inside the cabin
- Maximum occupancy: 8

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2: Seasonal Maintenance Checklist

Winter:

- Inspect and clear the roof of snow accumulation.
- Stock de-icing salt and shovels for guest use.
- Insulate pipes and check heating systems.
- Test fireplace and chimney for safety.

Spring:

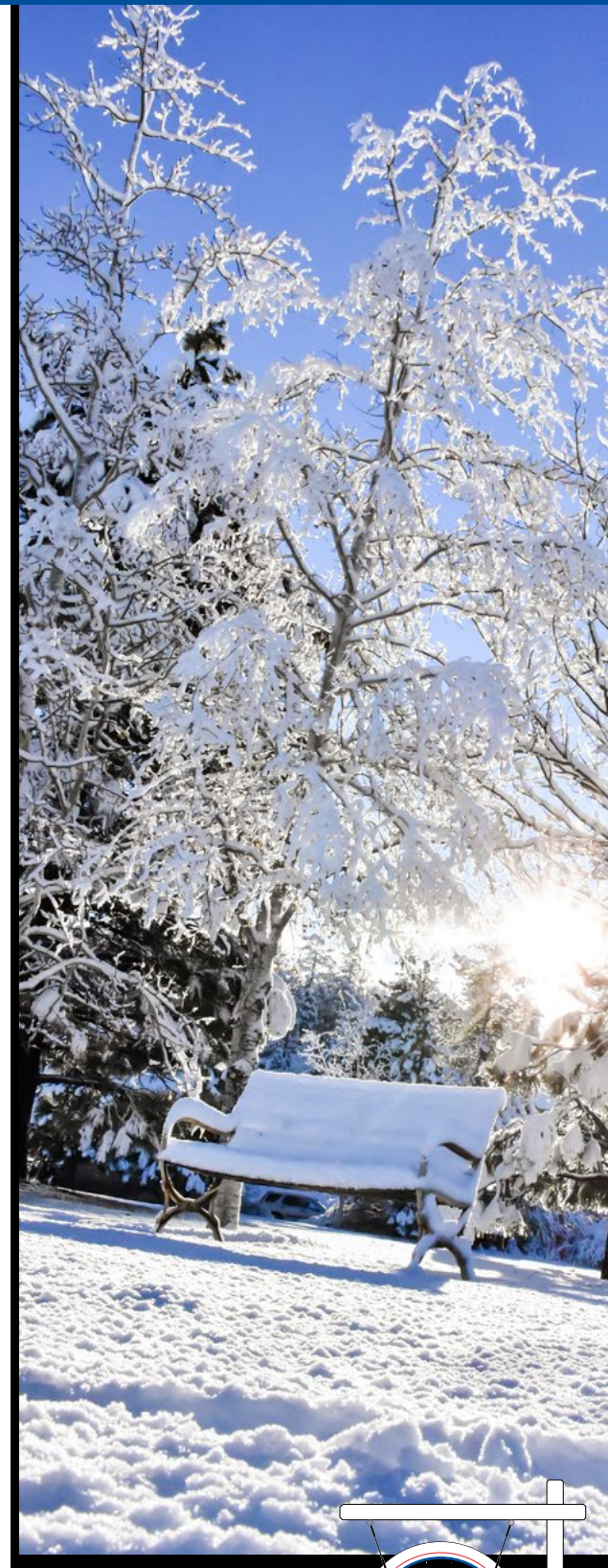
- Check for winter damage (roof, gutters, siding).
- Restain or reseal wood decks.
- Deep clean outdoor furniture and BBQ grills.
- Service HVAC system for summer use.

Summer:

- Ensure fans or portable AC units are in working order.
- Trim overgrown trees and shrubs near the property.
- Inspect for pests and schedule treatments if needed.
- Refill propane tanks for grills and outdoor heaters.

Fall:

- Clean gutters and downspouts before the first snow.
- Perform a safety check on snow removal equipment.
- Check hot tub systems and cover for winter readiness.
- Replace batteries in smoke and CO detectors.



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3: Big Bear Event Calendar to Attract Guests

Winter:

- December: Christmas in The Village, Tree Lighting Ceremony
- January: New Year's Eve Torchlight Parade at Snow Summit
- February: Snowshoe the Bear Race

Spring:

- March: St. Patrick's Day Pub Crawl
- April: Big Bear Lake Fishing Season Opener
- May: Grizzly 100 Mountain Bike Race

Summer:

- June: Annual PaddleFest on the Lake
- July: 4th of July Fireworks Spectacular
- August: Big Bear Cycling Festival

Fall:

- September: Big Bear Oktoberfest (Weekends thru Nov)
- October: Fall Fishing Festival
- November: Big Bear Turkey Trot

Add these events to your listing description to attract guests looking to plan trips around these fun activities!



Go to BigBear.com for a complete list of current events in Big Bear.

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4: FAQs About Owning a Big Bear Airbnb

1. Do I need a permit to operate a vacation rental in Big Bear?

Yes, both Big Bear Lake and Big Bear City require short-term rental permits. Annual inspections and compliance with regulations are mandatory.

2. What are the most popular times for bookings?

Winter (December–February) and summer (June–August) are peak seasons due to skiing, snowboarding, and lake activities. Holidays and weekends see the highest demand.

3. How much can I earn from a Big Bear Airbnb?

Earnings depend on location, size, and amenities. Well-maintained properties with hot tubs, lake views, or proximity to ski resorts can generate \$50,000–\$100,000+ annually in gross revenue.

4. What are common guest expectations?

Guests expect clean and cozy accommodations, fast Wi-Fi, a well-stocked kitchen, and amenities like fireplaces, hot tubs, and game rooms.

5. How do I manage my property if I live far away?

Consider hiring a property manager to handle cleaning, maintenance, and guest communication. Alternatively, invest in smart locks, noise monitors, and automated messaging tools to simplify remote hosting.

6. How do I stay compliant with Big Bear's short-term rental regulations?

Stay updated on local laws, renew your permit annually, and follow rules for occupancy, parking, noise, and safety. Joining local STR groups can help you stay informed.

By addressing these common questions, potential buyers and owners can make informed decisions about investing in and managing a Big Bear Airbnb!

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CONCLUSION

*My Final Words to You!***Inspiring the Big Bear Vacation Rental Dream**

Imagine owning a piece of mountain paradise—where every season brings something magical, from cozy winter nights by the fire to summer mornings kayaking on the lake. Big Bear isn't just a destination; it's a lifestyle, offering both financial rewards and personal fulfillment. As a vacation rental owner, you're not just providing a place to stay—you're creating unforgettable experiences for families, adventurers, and couples seeking escape and connection. The beauty of Big Bear, combined with the booming short-term rental market, makes this the perfect place to turn your dream of owning a vacation rental into a reality.

Final Words of Encouragement and Support

Stepping into the world of vacation rentals in Big Bear is an exciting journey, but it's not without its challenges. Know that every step—whether it's choosing the right property, designing a guest-friendly space, or navigating regulations—brings you closer to building a thriving business and a source of joy for countless visitors. Remember, success lies in attention to detail, a heart for hospitality, and a willingness to adapt and grow. You don't have to do it alone—lean on local experts, connect with the Big Bear community, and never hesitate to seek advice. With persistence and passion, you can turn your investment into more than just a rental—it can become a legacy of memorable experiences and financial growth. You've got this!

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ABOUT ME

Hi! I'm Rachael Smith Meadors.

Your Trusted Partner in Real Estate!



I grew up in Louisville, Kentucky, in a loving family that instilled **values of kindness, respect, and honesty**. My faith is the foundation of my life, guiding me to live with **gratitude and a heart for service**.

Real Estate became my calling because it allows me to **MAKE A MEANINGFUL IMPACT BY HELPING PEOPLE** find their perfect home or investment while guiding them through one of life's biggest decisions with care and expertise.

With over 10 years as a top-producing agent in Big Bear and a degree in Management and Marketing, I bring a strategic approach and deep market knowledge to every transaction. I've successfully closed hundreds of deals, earning my clients' trust through professionalism and a results-driven focus. As a proud **owner and "SUPER HOST" of two Airbnb properties**, I **also offer valuable insights for those looking to invest in short-term rentals**. Ask for my Big Bear Airbnb Owner & Buyers Guide booklet to learn what it takes to be successful.

Outside of work, my greatest joy is my family. My three daughters - Addie, Cali, and Nora are my heart and inspiration. My husband, Andy, is my biggest supporter and adventure partner. Together, we co-authored **TRANSFORMED by TROUBLE**, a Christian journal available on Amazon that reflects our shared passion for faith and helping others through life's troubles and struggles. My world at home is full of love and laughter, especially with our playful French Bulldog - Meatball.

Personally, I love challenges and adventure, whether it's competing in Ironman races, CrossFit, summiting Mount Whitney, or growing my real estate career. Publishing *Transformed by Trouble* is one of my proudest achievements, alongside helping countless clients achieve their real estate dreams. I'm always seeking growth, new goals, and ways to serve others better.

Whether you're buying, selling, or exploring investments, I'd love to make the process smooth and stress-free. **Let's work together to turn your real estate goals into reality - reach out anytime!**

Rachael Smith



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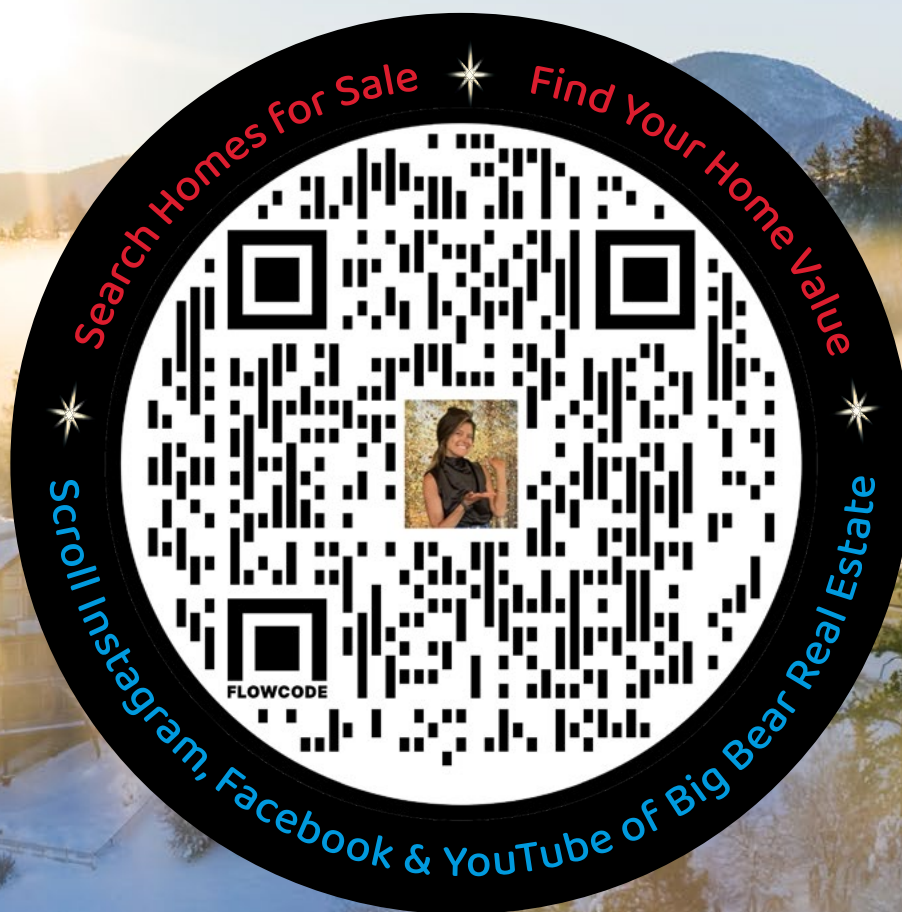


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