

Campground Long-Term Resident Agreement

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The single most important sentence in this document is in Section 3. It identifies whether the relationship is a license to be on park property or a tenancy under state landlord-tenant law. Get this wrong and the park may owe a 30-day notice instead of being able to revoke on short notice. Have an attorney in your state review before using.

1. Resident Information

Full Legal Name _____

Permanent
Address (away
from park) _____

Phone _____

Email _____

Driver's Lic.

State _____

Emergency
Contact _____

All persons residing on site:

1. _____ Relationship: _____
2. _____ Relationship: _____
3. _____ Relationship: _____

2. Site Information

Site # _____

Site Type _____

Hookups _____

Sewer (Y/N) _____

RV / Unit on site:

Year _____

Make _____

Model _____

Length _____

VIN / Serial _____

License
Plate _____

Insurance
Carrier _____

Policy # _____

3. Nature of the Relationship

The park and the resident agree this arrangement is a:

■ **License.** The resident has a revocable license to occupy the site. The relationship is not a tenancy under state law and does not create landlord-tenant rights. The park may revoke the license under the rules and notice period in Section 6 below. (Confirm with state-specific counsel that the duration in Section 4 does not automatically create tenancy under state code.)

■ **Tenancy under state law.** The relationship is a tenancy under the laws of the State of _____. Park and resident are subject to the rights and obligations of the state's landlord-tenant code, including required notice periods, habitability standards, and formal eviction procedures.

Both parties acknowledge that the state in which the park is located may classify the relationship by its facts (duration, billing cadence, on-site improvements) regardless of the box checked above. The check box reflects the parties' intention. The state's classification governs at the time of any dispute.

4. Term and Rent

Start Date	_____	End Date	_____
Monthly Rate	_____	Due Day of Month	_____
Security Deposit	_____	Late Fee After	_____
Auto-Renew ? (Y/N)	_____	Notice to Non-Renew	_____

Utilities included in monthly rate:

- Water ■ Sewer ■ Trash
- Wi-Fi ■ Cable ■ None

Utilities billed separately (metered or split): _____

5. Site Rules and Resident Responsibilities

The resident agrees that the following remain rules of the park and conditions of the agreement:

- The RV or unit on site is the resident's property. Maintenance of the unit (including roof, exterior, slide seals, and tires) is the resident's responsibility.
- No structural additions to the site (decks, sheds, fencing) without written park approval and any required local permit.
- The RV must remain road-worthy and able to be moved on 48 hours' notice.
- Resident maintains insurance on the unit and provides proof annually.
- All park rules in effect for short-stay guests apply to the resident.
- The site is kept clean. No accumulation of stored items, scrap, or vehicles in disrepair.
- No sub-letting, no swap of occupants, no Airbnb / short-term-rental use of the unit while on park property.
- The resident is responsible for any damage to park property caused by the resident, any household member, or any guest.

6. Termination, Notice, and Removal

If Section 3 is License: The park may terminate the license on the notice period set in writing on this agreement (suggested 30 days for cause, 7 days for repeated rule violations, immediate for conduct endangering persons or property). Resident has the stated notice period to vacate, remove the unit, and settle any unpaid balance.

If Section 3 is Tenancy: Termination follows the state's landlord-tenant code, including formal eviction filed in local court if the resident does not vacate after notice. The park will not use self-help removal (locking gates, cutting utilities, removing the unit) in any case.

Removal of the unit. The resident is responsible for arranging removal of the RV or unit. If the unit is not removed within 14 days of the agreed end date, the park may charge daily storage at the standard transient nightly rate and pursue removal through the state's abandoned-property procedure.

7. Acknowledgement

Resident

Signature

Date

Printed

Name

Site #

Park Repres

entative

Date

Printed

Name

Title

Disclaimer. This template is provided by Campground Management as an editable starting point for park operators. It is not legal advice. Eviction, tenancy, liability, employment, and waiver law varies by state, by county, and by the operating structure of your park. Have a licensed attorney in your jurisdiction review and adjust this document before using it with guests, workers, or third parties.

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