



PROTECT YOUR GUESTS. PROTECT YOUR PROPERTY.

Legionnaires' disease is a serious pneumonia caused by inhaling mist that contains *Legionella* bacteria. Cases linked to rentals are rising, and a short routine at every turnover protects your guests and your business.

THE TURNOVER ROUTINE



Between each guest, especially if the property sat unused for 3 or more days, run cold water at every tap and shower for 5 minutes, then run hot water until fully hot, then for 5 more minutes. Open a window to avoid inhaling steam. Add it to the cleaning checklist so it never gets skipped.



Keep the hot tub in spec even when empty. Hot tubs are the highest-risk fixture in any rental. Maintain disinfectant and pH continuously, not just when guests are using it.



Don't let the property go dormant. Low or irregular bookings let disinfectant drop and biofilm form. Run all fixtures weekly, or have a cleaner do a flush visit, and watch for local water advisories.



OPERATOR CHECKLIST

KEEP THESE IN RANGE. DOCUMENT WHAT YOU DO.

For short-term rental operators, written records are your best protection if a guest reports illness, they show you took reasonable steps.

Keep a log of every flush, test, and clean.

Hot tubs & spas

Maintain disinfectant, test pH and disinfectant twice daily, and follow manufacturer maintenance guidelines.

Water heater

Keep your water heater at 120°F or higher. If set to 130–140°F, use mixing valves to reduce scalding risk. Flush regularly.

Faucets, showerheads, fountains

Clean or replace aerators and showerheads when buildup appears. Follow fountain maintenance instructions.

If a guest reports illness

Contact your health department before re-renting. Close any affected hot tub until cleared. Maintenance logs may be requested.