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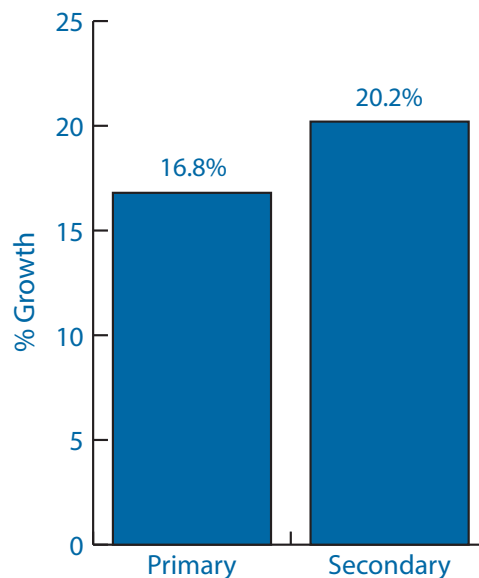
Second Home Growth in Wyoming, 2000–2010

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With an abundance of outdoor amenities, Wyoming is a popular place to have a temporary residence for seasonal recreation or other occasional use. In 2010, census data indicated that Wyoming has nearly 15,000 of these “second homes.” Growth in the number of second homes plays an important role in driving residential development in Wyoming, particularly in rural areas of the state. Between 2000 and 2010, second homes accounted for more than 2,500 new housing units in the state. The growth rate for second homes was about 20 percent greater than that for primary residences in Wyoming during this time period (Figure 1). As a result of the growth in second homes, nearly one out of every five housing units outside cities, towns, and unincorporated communities in Wyoming is currently a second home.

Second homes are defined as housing units that do not serve as the primary residence for their inhabitants. Typically they are used seasonally for recreation or other occasional purposes. Because second homes are not considered a primary residence, the people living in them are not counted as part of the community’s

Figure 1. Percentage growth for housing units in Wyoming (2000–2010). Between 2000 and 2010, second homes accounted for more than 2,500 new housing units in the state.



population. Therefore, the impacts of second homes are not readily apparent from examining changes in population, which only consider changes in the number of residents.

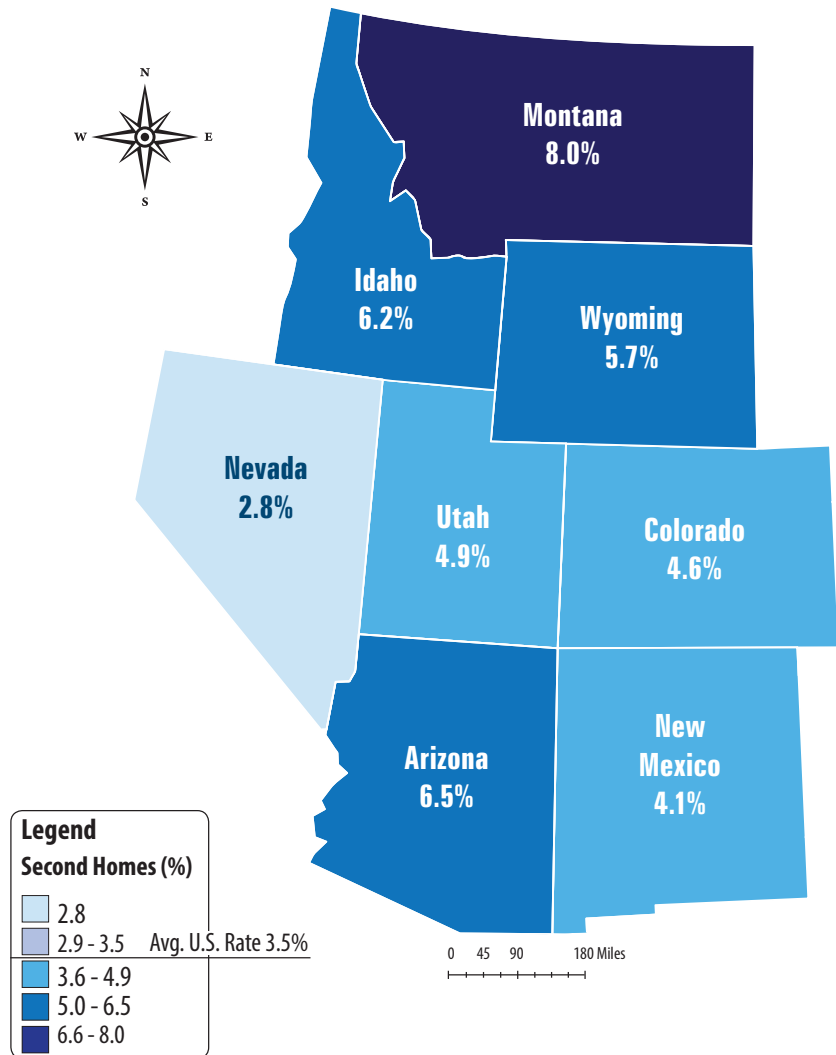
The increase in the number of second homes can change the landscape and culture of Wyoming communities. For instance, second home growth can present a challenge to local government finances because residential developments tend to cost more in public services than they generate in tax revenue (Lieske et al. 2012, Coupal et al. 2002, Sonoran Institute 2012).

The U.S. Bureau of Census's Decennial Census provides insight into the role that second homes play in Wyoming's residential development. The "Housing Occupancy and Tenure Section" of the census contains a category called "For seasonal, recreational, or occasional use" (i.e., second homes). According to the 2010 census, 5.7 percent of all Wyoming housing units are second homes. Wyoming ranks 12th nationally (just behind Hawaii) in terms of the percentage of second homes, and it has more than 1.6 times the national average (3.5 percent). Among the eight states in the Rocky Mountain Region, Wyoming ranks fourth behind Montana, Arizona, and Idaho (Figure 2).

The percentage of housing units that are second homes varies substantially among counties in Wyoming (Figure 3). About 60 percent of the second homes in Wyoming are located in six counties: Teton (2,832), Sublette (1,446), Lincoln (1,186), Albany (1,175), Carbon (1,070), and Fremont (1,007; Table 1). Park (952) and Natrona (911) Counties also have more than 900 second homes.

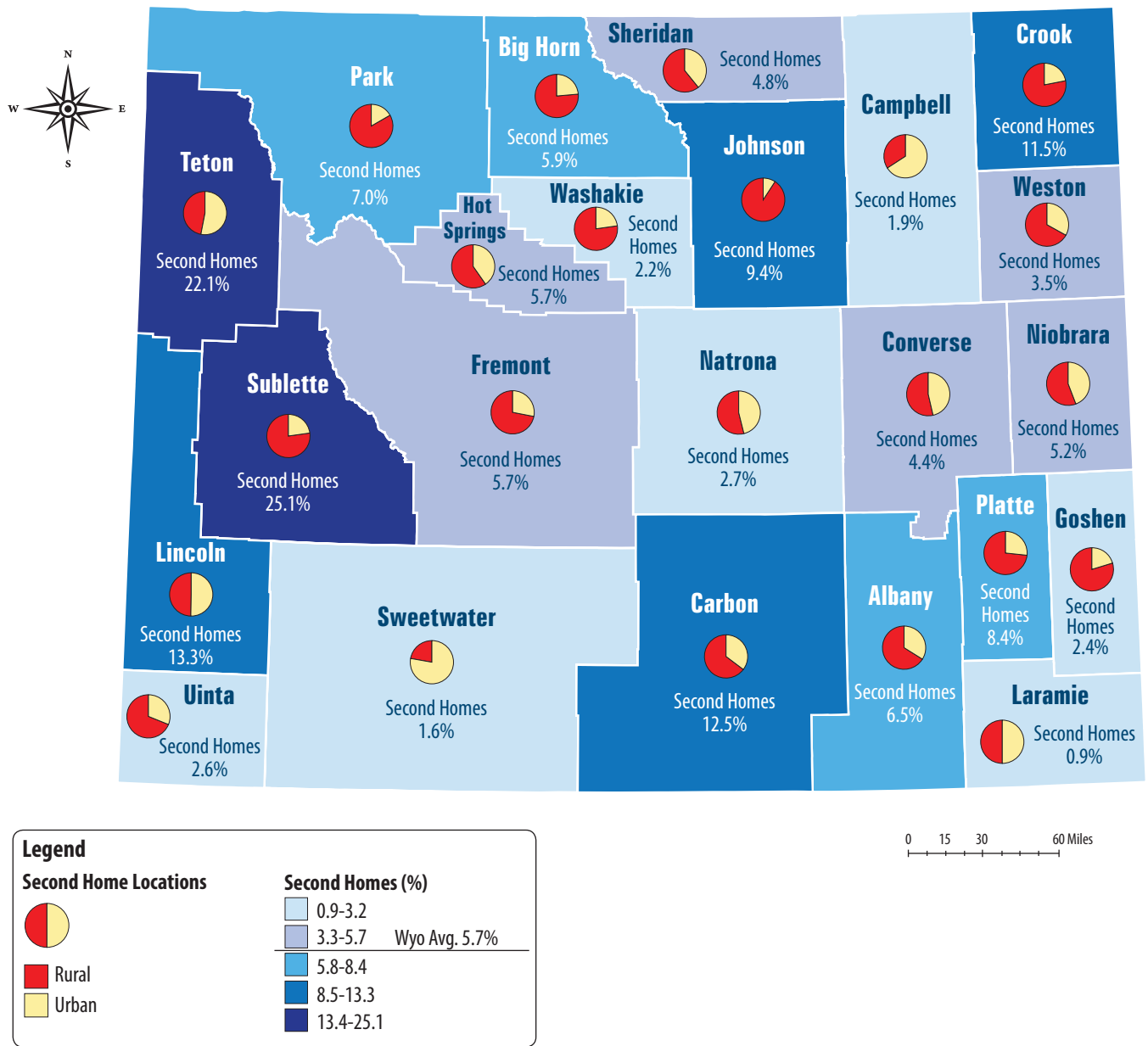
The growth in second homes between 2000 and 2010 was also not evenly distributed among Wyoming coun-

Figure 2. Second homes as a percentage of total housing units for the Rocky Mountain Region. Wyoming ranked 12th nationally (just behind Hawaii) in terms of the percentage of second homes.



ties. Nearly three fourths of the second home growth in Wyoming was in four northwestern counties: Teton (711), Sublette (516), Fremont (350), and Lincoln (274). Park (143), Campbell (139), and Laramie (130) also had an increase of more than 100 second homes between 2000 and 2010. On the other hand, six counties: Sheridan (-116), Converse (-39), Washakie (-26), Weston (-17), Uinta (-12) and Natrona (-7) had losses in the number of second homes between 2000 and 2010.

Figure 3. Second homes as a percentage of total housing units for Wyoming counties and location of second homes (urban vs. rural). Nearly one out of every five housing units outside cities, towns, and unincorporated communities in Wyoming is currently a second home.



Given Wyoming’s abundant outdoor amenities, it is not surprising that 60 percent of second homes are located in rural areas (Table 2; Figure 4). The percentage ranges from highs of 91 percent in Johnson County and 83 percent in Park County to lows of 22 percent for Sweetwater County and 34 percent for Campbell County (Figure 3). Almost all counties have 50 percent or more of their

second homes in rural areas. The percentage for Teton County (47 percent) is somewhat lower, perhaps due to the limited amount of private land available for development. The percentages for Sweetwater and Campbell Counties may be lower because many of the second homes in these counties are associated with occasional use that is not recreationally oriented, such as housing

for energy workers. Because of this rural orientation, nearly one out of every five housing units outside cities, towns, and unincorporated communities in Wyoming is currently a second home (Figure 5).

The outdoor amenity orientation of second homes in Wyoming is shown in Table 3, which lists the communities that have 50 percent or more of their housing units classified as second homes. All 10 communities are Census Designated Places (CDPs), representing unincorporated communities located in scenic areas of the state in or near the mountains.

The increasing number of second homes in Wyoming suggests that residential development in Wyoming is more than just a matter of population growth. The high percentage of second homes, especially in rural areas of the state, indicates that Wyoming is an attractive location to establish and maintain a second home. This can have important implications for landscape, culture, and local government finances in Wyoming.

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Figure 4: Location of second homes in Wyoming (2010). Given Wyoming’s abundant outdoor amenities, it is not surprising that the majority of second homes are located in rural areas and unincorporated communities.

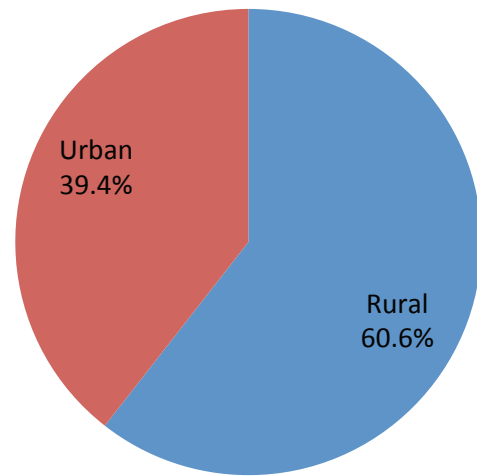


Figure 5: Percentage of housing units in Wyoming rural areas that are second homes (2010).

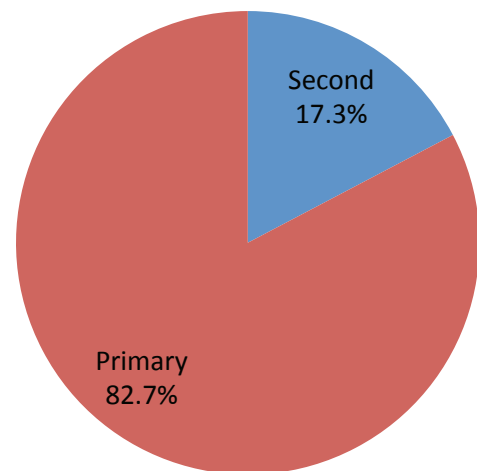


Table 1. Second home housing units by county for Wyoming. About 60 percent of the second homes in Wyoming are located in six counties: Teton, Sublette, Lincoln, Albany, Carbon, and Fremont Counties.

Area Name	2000 2 nd Homes	2000 Total Homes	2000 Percent 2 nd	2010 2 nd Homes	2010 Total Homes	2010 Percent 2 nd	2 nd Home Change 2000-10
Wyoming	12,389	223,854	5.5%	14,892	261,868	5.7%	2,503
Albany	1,097	15,215	7.2%	1,175	17,939	6.5%	78
Big Horn	265	5,105	5.2%	316	5,379	5.9%	51
Campbell	215	13,288	1.6%	354	18,955	1.9%	139
Carbon	1,050	8,307	12.6%	1,070	8,576	12.5%	20
Converse	319	5,669	5.6%	280	6,403	4.4%	-39
Crook	344	2,935	11.7%	414	3,595	11.5%	70
Fremont	657	15,541	4.2%	1,007	17,796	5.7%	350
Goshen	131	5,881	2.2%	142	5,972	2.4%	11
Hot Springs	136	2,536	5.4%	146	2,582	5.7%	10
Johnson	356	3,503	10.2%	426	4,553	9.4%	70
Laramie	238	34,213	0.7%	368	40,462	0.9%	130
Lincoln	912	6,831	13.4%	1,186	8,946	13.3%	274
Natrona	923	29,882	3.1%	911	33,807	2.7%	-12
Niobrara	63	1,338	4.7%	70	1,338	5.2%	7
Park	809	11,869	6.8%	952	13,562	7.0%	143
Platte	298	4,528	6.6%	391	4,667	8.4%	93
Sheridan	790	12,577	6.3%	674	13,939	4.8%	-116
Sublette	930	3,552	26.2%	1,446	5,770	25.1%	516
Sweetwater	243	15,921	1.5%	295	18,735	1.6%	52
Teton	2,121	10,267	20.7%	2,832	12,813	22.1%	711
Uinta	242	8,011	3.0%	230	8,713	2.6%	-12
Washakie	109	3,654	3.0%	83	3,833	2.2%	-26
Weston	141	3,231	4.4%	124	3,533	3.5%	-17

Source: U.S. Census Bureau

Table 2. Location of second home housing units by county for Wyoming. Statewide, over 60 percent of second homes are found in rural areas.

Area Name	Total	Urban ¹ Number	Rural Number	Urban ¹ Percent	Rural Percent
Wyoming	14,892	5,873	9,019	39.4%	60.6%
Albany	1,175	399	776	34.0%	66.0%
Big Horn	316	75	241	23.7%	76.3%
Campbell	354	234	120	66.1%	33.9%
Carbon	1,070	379	691	35.4%	64.6%
Converse	280	130	150	46.4%	53.6%
Crook	414	91	323	22.0%	78.0%
Fremont	1,007	284	723	28.2%	71.8%
Goshen	142	29	113	20.4%	79.6%
Hot Springs	146	59	87	40.4%	59.6%
Johnson	426	39	387	9.2%	90.8%
Laramie	368	184	184	50.0%	50.0%
Lincoln	1,186	598	588	50.4%	49.6%
Natrona	911	421	490	46.2%	53.8%
Niobrara	70	31	39	44.3%	55.7%
Park	952	161	791	16.9%	83.1%
Platte	391	105	286	26.9%	73.1%
Sheridan	674	264	410	39.2%	60.8%
Sublette	1,446	331	1,115	22.9%	77.1%
Sweetwater	295	230	65	78.0%	22.0%
Teton	2,832	1,505	1,327	53.1%	46.9%
Uinta	230	72	158	31.3%	68.7%
Washakie	83	19	64	22.9%	77.1%
Weston	124	41	83	33.1%	66.9%

¹ Includes cities, towns, and unincorporated communities

Source: U.S. Census Bureau

Table 3. Wyoming communities with 50 percent or more second homes (2010).

Community	County	Percent 2 nd Homes
Atlantic City CDP	Fremont	82.1%
Ryan Park CDP	Carbon	81.5%
Esterbrook CDP	Converse	65.8%
Fox Park CDP	Albany	63.9%
Arlington CDP	Carbon	57.7%
Centennial CDP	Albany	55.5%
Casper Mountain CDP	Natrona	54.3%
Teton Village CDP	Teton	53.8%
Bondurant CDP	Sublette	52.5%
Owl Creek CDP	Hot Springs	50.0%

Source: U.S. Census Bureau

Note: CDP = Census Designated Places, which refers to populated areas without municipal governments.





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