



## Some hotels are in desperate need of a post-pandemic upgrade. Here's what they should do.

After a long pandemic, many hotels are run-down and in desperate need of renovation. If you aren't careful, you could stay in one this summer.

When it comes to hotel development spending, the U.S. lodging market reached an all-time low in 2020, according to consulting firm HVS. Many hotels shut down or became apartments as the pandemic dragged on. Construction spending bounced back in 2021, but the lodging industry is still recovering. That means there's a good chance you'll find your hotel room in a state of disrepair this summer.

"Many hotels were forced to pause their upgrades and renovations during the pandemic," says Susan Sherren, founder of the travel agency Couture Global Trips. "They're just now starting their remodeling or renovations. It can be disruptive."

### Why hotels are slow to renovate – and what it means

Hotels can't fix this problem fast enough to satisfy their guests.

Analysts such as Alan Benjamin, an expert on hospitality furniture, fixtures and equipment, have recommended that his hotel clients increase their budgets 12% to 15% over 2019 costs – if they can.

But supply chain challenges, higher costs and staffing problems make it difficult to greenlight a renovation project. Some expenses, such as transportation costs, have increased faster than the inflation rate. And in some urban markets, which are home to older hotels that need more maintenance, guests haven't returned yet.

"Hotels are balancing these cost increases by charging guests higher rates when possible," says Kim Gauthier, a senior vice president at hotelAVE, a hospitality consulting firm.

So the problem isn't just hotels with serious maintenance problems. It's that you'll pay more for your worn-down room.

<https://www.usatoday.com/story/travel/hotels/2022/07/08/hotels-run-down-rooms-need-makeover/7822658001/>