

## Other Virginia Localities - Summary of Short Term Rental (STR) Regulations

*Short Term Rentals, Homestays, Bed and Breakfasts, etc.*

Locality	Summary Note: Similar terms use by different localities vary in their meaning and vary in how they are specifically regulated.
Charlottesville	<p>Homestays</p> <ul style="list-style-type: none"> <li>• Homestays are Home Occupations.</li> <li>• Operator must own the dwelling and use it as his or her permanent residence. Operator must reside in residence for at least 180 days per year.</li> <li>• Allowed in 10 of 11 residential zoning districts. (11<sup>th</sup> district is for manufactured homes.)</li> <li>• Homestay operators must submit a “Homestay Provisional Use Permit” (administratively approved). The Provisional Use Permit is valid January 1 through December 31. (\$100 annual fee).</li> <li>• Responsible Party must be an individual or business located within 30 miles who will be available 24 hours a day, 7 days a week to respond to and resolve issues and complaints.</li> <li>• No more than 6 adult overnight guests allowed per tax map parcel, per day.</li> <li>• No food shall be prepared or served to guests.</li> <li>• Shall have working smoke detectors, carbon monoxide detectors and fire extinguishers.</li> <li>• City inspectors authorized to enter the property, upon reasonable advance notice, to verify homestay is being operated in accordance with regulations.</li> </ul> <p>Bed and Breakfast</p> <ul style="list-style-type: none"> <li>• Allowed by right in 4 of 11 residential zoning districts.</li> <li>• Character of such use is subordinate and incidental to the principle residential use of a dwelling.</li> <li>• Must have off-street parking available for each staff person in addition to 0.3 parking spaces per bedroom rented for B&amp;B.</li> </ul>

	<ul style="list-style-type: none"> <li>• Deliveries of supplies associated with B&amp;B shall only occur between 8am-6pm.</li> <li>• Maximum length of stay is 90 days in a calendar year.</li> </ul>
Blacksburg	<p>Homestays</p> <ul style="list-style-type: none"> <li>• Homestay application (no fee).</li> <li>• Allowed in all residential dwellings.</li> <li>• Homestay operators must own the property and live at the homestay address.</li> <li>• Two types of rentals. Type A – host is present during the lodging period and no more than 2 bedrooms are rented. Maximum of 90 days of Type A rental is allowed in each calendar year (including Type B rentals). Type B – all other rentals, including where 2 or more bedrooms and rented or the host is not present during the lodging period. Maximum 30 calendar days of Type B rental allowed in each calendar year.</li> <li>• Principal guest must be at least 18 years of age.</li> <li>• Maximum number of adult guests is limited to six.</li> <li>• Every room guests are sleeping must have a smoke detector and adequate egress in case of emergency other than entrance point. Carbon monoxide detectors are required if there are gas heat or gas appliances.</li> <li>• No recreational vehicles, buses, or trailers may be parked on the street or visible on the property in conjunction with the homestay use.</li> </ul> <p>Bed and Breakfast</p> <ul style="list-style-type: none"> <li>• Allowed only in certain residential zoning districts with an approved Conditional Use Permit (aka special use permit).</li> <li>• Owner or owner’s family shall reside at the same site.</li> <li>• Building to accommodate B&amp;B shall maintain appearance of single-family residence.</li> <li>• Guests may stay no more than 30 consecutive nights in any 12-month period.</li> <li>• No more than 12 guest sleeping rooms.</li> <li>• No cooking shall be permitted in guest rooms.</li> <li>• Requires 1 parking space per guest accommodation, plus 2 spaces per permanent resident.</li> </ul>

<p>Staunton</p>	<p>Homestays</p> <ul style="list-style-type: none"> <li>• Homestay registration (\$50/initial) and annual registration required by March 1<sup>st</sup> of each year (\$50/year).</li> <li>• Homestays are allowed in dwelling units.</li> <li>• Shall only be rented on a daily or weekly basis. Duration of any period of occupancy may not exceed 30 days; however, there is no limit to the frequency in which rentals to occupants may occur.</li> <li>• Homestay operators includes owners, lessee, sub-lessee, or mortgagee in possession, licensee, or any other possessory capacity.</li> <li>• No meals shall be prepared for or served to guests.</li> <li>• Principal guest must be 18 years of age.</li> <li>• No more than two adults per guest room.</li> <li>• No signs, advertising, or any other display on the property.</li> <li>• Operators shall grant the zoning administrator authority to enter the property, upon reasonable notice, at least one time during the calendar year to verify compliance</li> <li>• Exempt from providing additional off-street parking requirements.</li> </ul> <p>Boardinghouse</p> <ul style="list-style-type: none"> <li>• Allowed in two of six residential zoning districts.</li> <li>• Boardinghouses are buildings other than hotels where, for compensation, meals or lodging and meals are provided for three or more but not exceeding nine guests. (If over nine guests, considered a hotel.)</li> <li>• Requires one parking space for the resident family and one parking space for each two guests.</li> </ul> <p>Note: A use called “Bed and breakfast” exists in the B-4 Cultural and Recreational Planned Business District, but there are no properties zoned B-4.</p>
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Abingdon	<p>Homestays</p> <ul style="list-style-type: none"> <li>• Homestays are accessory uses of a residential dwelling unit or a portion thereof by a host to provide room or space that is intended for short term transient rental. The primary use of the homestay unit shall remain residential and owner inhabited.</li> <li>• Application and registration fee \$25 per year.</li> <li>• Every room made available to guests must have a path of either ingress or egress within the sleeping room, including basements, directional EXIT signs, one adequate method of egress or escape beyond the entrance point, posted information regarding proper trash/garbage disposal, etc.</li> <li>• Homestay must be owner occupied and his or her primary residence.</li> <li>• Two types of rentals. Type A – host is present during the homestay and no more than two bedrooms are rented. Type B – all other rentals, including where two or more bedrooms are rented or the host is not present during the homestay.</li> </ul> <p>Bed and Breakfast</p> <ul style="list-style-type: none"> <li>• Temporary lodging facility which serves as the innkeeper’s principal residence and wherein breakfast is the only meal provided to guests.</li> <li>• Allowed by right in two of four residential districts, and in one office and institutional district.</li> </ul>
Bridgewater	<p>Short Term Rentals</p> <ul style="list-style-type: none"> <li>• Allowed by right in all three residential zoning districts.</li> <li>• Can rent room or space for a period of fewer than 30 days.</li> <li>• Registration and fee \$25/year.</li> </ul>
Rockingham County	<p>Short Term Rentals</p> <ul style="list-style-type: none"> <li>• Allowed by right in residential properties although their zoning ordinance has not been amended since the 2017 legislation was approved.</li> </ul>

Broadway	<p>Bed and Breakfast</p> <ul style="list-style-type: none"> <li>• Allowed by right in all three residential districts and in the general business district.</li> <li>• Proprietor must reside in the facility.</li> <li>• No more than four guest rooms and no more than eight guests at one time, except for minors in the company of adult guests.</li> <li>• Requires one parking space for each bedroom plus one space for each two employees.</li> </ul>
Woodstock	<p>Bed and Breakfast</p> <ul style="list-style-type: none"> <li>• By special use permit.</li> <li>• Permitted only in single-family dwellings.</li> <li>• Limited to four guestrooms with a maximum occupancy of eight persons.</li> <li>• No receptions, private parties, etc.</li> <li>• Maximum length of stay for each guest shall be five days.</li> <li>• Requires one off-street parking space for each guestroom or residence unit.</li> </ul> <p>Note: Woodstock staff plan to evaluate their regulations in the next 18 months and are considering less restrictive regulations.</p>
Fredericksburg	<p>Homestays</p> <ul style="list-style-type: none"> <li>• The use shall be operated by an operator who resides on the premises.</li> <li>• The use shall be operated in the principal dwelling unit, and not in any accessory building or structure.</li> <li>• A maximum of two guest bedrooms shall be offered for short-term rental, with not more than a total of four guests at any one time.</li> <li>• The homestay use of the property for guest lodging is limited to 90 days per calendar year.</li> <li>• There shall be no more than one kitchen in the principal dwelling unit.</li> <li>• The use shall not include public assembly uses, such as receptions, weddings, funerals, or other events.</li> <li>• The Zoning Administrator shall require the operator to provide and maintain current contact information. The Zoning Administrator may require annual reports from</li> </ul>

	<p>homestay operators to confirm compliance with the criteria in this section. The Zoning Administrator shall provide homestay operators a list of recommended building safety provisions, after consultation with the Building Code Official.</p> <ul style="list-style-type: none"><li>• Applications for homestays shall require written notice, which includes adjacent property owner notification and an opportunity to respond to the application within 21 days of the date of the notice.</li></ul>
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