

**Comparison of Short-Term Rental Regulations in Virginia and Similar US Localities**

(Source: Municipal Codes and Websites)

Locality	Permit Process	Application Fee	Where can an STR Operate	Who can operate an STR	Number of Nights of Operation	Number of Renters	Hosted & Unhosted Stays	Parking Requirements
<a href="#">Richmond (Proposed)</a>	Certificate of Zoning Compliance	\$300 Biennial	<p>Accessory use in any zoning district that permits residential uses. Allowed in permitted accessory dwelling units.</p> <p>(Tourist Homes are permitted in in the city's higher density multifamily, mixed-use, and commercial districts under certain conditions including additional parking and building code requirements)</p>	Property Owners. Primary residency on the lot required.	No limit but requires owner to occupy lot 185 nights	2 adults per bedroom, max 5 bedrooms	Both Allowed	No additional requirements
<a href="#">Arlington County</a>	Accessory Homestay Permit Application	\$63 Annually	<p>Accessory Homestays are a home occupation permitted as an accessory use in dwelling units.</p> <p>Accessory homestay shall be accessory only to household living use</p>	Owners and tenants. Primary residency in the unit required.	No limit but requires owner to occupy unit 185 nights	Greater of 6 lodgers or 2 per bedroom. Max 3 lodgers in a accessory dwelling	Both Allowed	Each application for an Accessory Homestay shall be accompanied by a sketch of all existing and proposed new parking spaces. All new parking spaces shall comply with all applicable requirements in §3.2 and §14.3 of the Zoning Ordinance.
<a href="#">Blacksburg</a>	Homestay Application	\$0 but must be renewed annually	Permitted accessory use in a residential dwelling unit	Property Owners. Primary residence in the unit required.	90 total, Maximum 30 nights of the 90 can be unhosted	Max 6 adults	Fewer nights allowed for unhosted stays in residential districts	No additional requirements
<a href="#">Charlottesville</a>	Homestay Provisional Use Permit (Home Occupation)	\$100 Annually	Home occupation permitted in dwelling units	Property Owners. Primary residence in the unit required.	No limit but requires owner to occupy unit 180 nights	Max 6 adults	Both Allowed	No additional requirements
<a href="#">Fairfax County</a>	Short-Term Lodging (STL) Permit (Zoning Permit)	\$200 Biennial	<p>Accessory use in all zoning district that permit residential uses, and in all types of dwellings i.e. single-family homes, townhouses, condos, mobile homes and apartments.</p> <p>Prohibited in detached accessory structures, accessory dwelling units, temporary family health care structures, affordable dwelling units or workforce dwelling units.</p>	Owners and tenants. Primary residency in the unit required.	60 nights	Max 6 adults	Both Allowed	Have one designated parking space available for lodgers, which the Operator has the authority to reserve for STL purposes

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Henrico (Proposed)	Registry for hosted stays  Conditional Use Permit (CUP) for unhosted stays	Registry - TBD CUP - \$450	Permitted in in the one-family residence districts (R-0 through R-4A)  Not permitted in in zero-lot-line, townhouse, or multifamily districts (R-5A, R-5, R-6, RTH, or UMU).	Property Owners. Primary residence in the unit required.	60 nights	Max 6 adults	Unhosted requires a CUP with Board of Zoning Appeals approval	Additional one space per guestroom
<a href="#">Lexington</a>	Short Term Residential Rental Registration (Planning Dept.)	\$25 annually	By-right commercial use in residential and commercial districts	In residential district, owners and tenants with primary residency.  In commercial districts, no requirements. Can operate multiple STRs.	In residential districts, 104 nights a calendar year. No more than 45 of the 104 can be unhosted or renting out more than 2 bedrooms.  In commercial districts, no limit.	Max 6 adults	Fewer nights allowed for unhosted stays	One off-street parking space is required for each sleeping room in addition to the parking spaces required for permanent residents of the dwelling
<a href="#">Virginia Beach</a>	<b>Homesharing (Hosted)</b> - Register with Commissioner of Revenue <b>Short term rental (Unhosted, Not Principal residence)</b> - Conditional Use Permit (City Council Approval) <b>Short term rental in Sandbridge and STR Overlay</b> - Permitted (CUP not required) <b>Existing Grandfather Date: 7/1/18</b>	CUP - \$900	Hosted, Primary Residency: Permitted anywhere  Unhosted or not primary residency: Permitted in Sandbridge and Short term rental overlay and requires CUP everywhere else.	Property Owners. Primary residency not required in the Sandbridge and STR Overlay or if a CUP is obtained	No limit, but no more than 2 contracts permitted within 7 consecutive days	Between 11pm and 7am, 3 persons per bedroom	Different review process	Additional one space per bedroom
<a href="#">Williamsburg</a>	Special Exception from the Board of Zoning Appeals	\$300 filing fee	Owner occupied single-family detached dwellings	Property Owners. Primary residence in the unit required.	104 nights	2 adults per bedroom	Unhosted not permitted	No additional requirements

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<a href="#">Charleston, SC</a>	Residential Short Term Rental Application (Zoning Application)	\$200 Application Fee; \$40 Fire Inspection, \$32.21 Plan Review Fee with additional \$32.61 per number of floors being inspected;	<p>Short Term Rental is a conditional use.</p> <p>Four categories based on location:                      a. <b>Category I:</b> Property is in the Old and Historic District. Property must be individually Listed on the National Register of Historic Places to be a STR                      b. <b>Category II:</b> Outside of existing Short Term Rental Overlay on the Charleston Peninsula. The STR unit shall be located in a building constructed 50 or more years ago                      c. <b>Category III:</b> Property is in a non-peninsula area of the City of Charleston.                      d. <b>The STR Overlay Zone</b> refers to a pre-existing area in Cannonborough-Elliottborough. Commercially zoned properties within the existing Short-Term Rental Overlay District are eligible for the new Commercial Short-Term Rental Permit for the conversion of a dwelling unit to an STR.</p>	<p>Categories 1-3 require unit to be operator's primary residence. Primary residence is determined if you pay the 4% homeowner property tax rate.</p> <p>In the STR Overlay, primary residency is not required.</p>	No limit, but the residential STRs (categories 1-3 require the owner to occupy the unit 183 nights	Max 4 adults	Both allowed	<p>Residential STR - One additional parking space (3 total)</p> <p>Commercial STR - No additional parking required.</p>
<a href="#">Louisville, KY</a> (Adopted 2015, Amended 2019)	<p><b>Primary Residence and Residential or Mixed Use Zone</b> - Annual Registration  <b>Primary or Not Primary Residence and Traditional Neighborhood Zoning (TNZD)</b> - CUP and Annual Registration  <b>Not Primary Residence and Residential Zone</b> - CUP and Annual Registration  <b>Not Primary Residence and Mixed Use Zone</b> - Annual Registration</p>	Annual Registration \$100 CUP - \$375.50 + \$1.00 per notification label	<p>The dwelling unit shall be a single-family residence or duplex unless the dwelling unit is located on property zoned EZ-1, C-R, C-N, C-1, C-2 or C-3.</p> <p>A minimum distance of 600 feet between short term rentals approved by Conditional Use Permits (this change from the 2015 legislation would not impact host-occupied rentals and rentals with non-residential zoning)</p>	Owners and tenants. Primary residency in the unit required.	No limit, but only one contract at a time	2 times the number of bedrooms plus 2 unless the property is in excess of 2 acres which would allow an additional 4 people. (This is a decrease from the original legislation which allowed 2 X # of bedrooms + 4)	Both allowed	Sufficient amount of parking as determined by the Director or Board of Zoning Adjustments

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<a href="#">Madison, WI</a>	Register with Dept. of Revenue and Health Department	Health Dept. License Fee - \$535 for new license, \$160 for renewals	Accessory Use to a primary residence	Owners and tenants. Primary residency in the unit required.	Hosted nights - Unlimited Unhosted nights - 30 nights per licensing year	Maximum tourist occupancy shall comply with maximum family occupancy rules in the underlying zoning district regulations.	Fewer nights allowed for unhosted stays	No additional parking required
<a href="#">Nashville, TN</a>	Short-Term Rental Property Permits	\$313 Permit Fee	Owner occupied is a permitted accessory use. New non-owner occupied STRP permits are only permitted in certain non-residentially zoned areas.	Property Owner. Primary residency required in residential districts. (amendment from previous legislation which allowed limited non-owner occupied units in residential zones)	No limit	2 times the number of permitted sleeping rooms plus 4 (maximum of 12)	Both Allowed	No additional parking required
<a href="#">Philadelphia, PA</a>	Zoning Permit if renting 90-180 nights or if not primary residence No permit needed if less than 90 nights	\$150 for Zoning Permit	Accessory Use	Owner and tenants. Requires additional zoning approvals if unit is not operator's primary residence.	180 nights	The home can't be occupied by more than three people (including the owner and renters) who aren't related by blood, marriage, life partnership, adoption, or foster-child status.	Both Allowed	No additional parking required
<a href="#">Savannah, GA</a>	Short-term Vacation Rental Certificate Application	\$300, \$150 renewal	STVRs are permitted in <b>mixed-use zoning districts</b> .  20% per-ward cap is applicable to: - Non-owner occupied parcels in the Historic District located in the Conservation and Residential zoning districts. Owner-occupied properties are exempt from the per-ward cap. - Non-owner occupied parcels in the Victorian District located in the 1-R, 2-R and 3-R zoning districts. Owner-occupied properties are exempt from the per-ward cap.	In the Mid-City District (TN-2 District) primary residency is required but could be any unit in a multi-unit building.  There is a 20% cap on the number of non-owner occupied STRs in historic districts.	No limit	Occupants shall not exceed four (4) adults for dwelling units with no more than two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed two (2) adults per bedroom.	Both allowed	No additional parking required