LICENSEDRENTAL.COM

West Jefferson vacation rental checklist

Ashe County, North Carolina | Rules checked November 6, 2026

Scan for the latest version

We found no short-term rental zoning rules in West Jefferson's code. Stays owe 7% sales tax + 3% county occupancy tax; Airbnb collects these on its bookings.

> We searched for short-term rental rules in November 2026 and found none. Confirm with the Town of West Jefferson before you list.

Licensing steps

STATE OF NORTH CAROLINA

- [ ] **Know who owes the tax**
  Whoever collects the rent reports the sales and occupancy tax: the platform, your rental agency, or you. Airbnb collects state and county sales tax and all local occupancy taxes on its bookings. If guests pay you directly, register with the Department of Revenue for sales tax and with your county or town for occupancy tax.
  NCDOR business registration: https://www.ncdor.gov/taxes-forms/business-registration

- [ ] **Use a written vacation rental agreement**
  The Vacation Rental Act covers owners and agents renting for vacation stays under 90 days. Have the guest accept a written agreement with the required notices, hold advance payments in a trust account, and keep the home fit and habitable with working smoke and carbon monoxide alarms.

- [ ] **Check your zoning**
  Towns can't require you to register a rental, but they can limit short-term rentals to certain zoning districts, require a zoning permit, and set parking, trash, and safety standards. Pick your area for the local rules.

ASHE COUNTY, NORTH CAROLINA

- [ ] **Then your town or area**
  Zoning rules and the occupancy tax depend on whether you're inside a town. Pick your area.

TOWN OF WEST JEFFERSON

- [ ] **Taxes on each stay**
  Stays under 90 days owe 7% sales tax plus the local occupancy tax. Airbnb collects both on its bookings. If guests pay you directly, file sales tax with the Department of Revenue. Ashe County's code sets a 3% occupancy tax, filed monthly with the County Finance Officer; ask whether the town adds its own.

- [ ] **Ask about zoning**
  Ask the Town of West Jefferson whether zoning allows a short-term rental at your address. Check your HOA rules too.

Who to contact

Ashe County Tax Administration: 336-846-5577

Official sources

UNC School of Government: Occupancy taxes and Airbnb. https://www.sog.unc.edu/node/374926

North Carolina General Assembly: Vacation Rental Act (G.S. Chapter 42A)-
. https://ncleg.gov/EnactedLegislation/Statutes/HTML/ByChapter/Chapter_42A.html

UNC School of Government: Short-term rental regulations after Schroeder-
. https://www.sog.unc.edu/blogs/coates-canons/short-term-rental-regulations-after-schroeder-0

Airbnb: Occupancy tax collection and remittance by Airbnb in North Carolina. https://www.airbnb.com/help/article/2320

Town of West Jefferson (American Legal Publishing): Code of ordinances-
. https://codelibrary.amlegal.com/codes/westjeffersonnc/latest/westjefferson_nc/0-0-0-1