LICENSEDRENTAL.COM

Asheville vacation rental checklist

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

Scan for the latest version

In Asheville, renting a whole house or apartment for less than a month is allowed only in the Resort zoning district. Elsewhere you can only run a homestay: rent one or two bedrooms in the home you live in full time, with a city permit that is reviewed every year.

> Asheville's homestay and whole-home rules are zoning rules (an annual zoning permit), not a rental registration program.

> Many "Asheville" addresses are outside city limits. Check your tax bill: unincorporated Buncombe County follows the county's zoning instead.

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.

BUNCOMBE COUNTY, NORTH CAROLINA

- [ ] **Then your town or area**
  Zoning rules for short-term rentals are set by each town, and by the county outside town limits. Pick your area.

CITY OF ASHEVILLE

- [ ] **Check your zoning**
  If you want to rent the whole home, it must be in the Resort district. Any other house or apartment can only be a homestay, and only one homestay is allowed per lot.

- [ ] **Qualify as a homestay host**
  You must be 18 or older, live in the home full time as your only primary residence, and be there overnight while guests stay. If you rent the home, the owner applies with you. You can hold only one homestay permit, counting your household and any company you own 5% or more of.

- [ ] **Apply with a floor plan**
  Send two proofs of residency (for example, voter registration or your driver's license) and a floor plan of the whole home. Hand drawn is fine. Label the homestay bedrooms with their dimensions, the smoke and CO detectors, and each bedroom's exit door or egress window.
  Asheville homestay permit page: https://www.ashevillenc.gov/service/apply-for-a-homestay-permit/

- [ ] **Keep the permit current**
  The homestay is reviewed and inspected every year. Permits don't transfer to a new owner or tenant, and you need an amendment before you change the layout.
- [ ] **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. Buncombe County's 6% occupancy tax covers Asheville. For direct bookings, register with the Buncombe County Tax Department and file monthly by the 20th.

House rules for guests

Detached units: Not allowed for new homestays
Only those permitted before December 14, 2021 may continue.

Signs: None

Insurance: Liability coverage for guests

Kitchen: Full kitchen only with an inside connection
Attached homestays without one may have a sink and fridge but no stove.

Who to contact

City of Asheville: 828-251-1122
Homestay permits: homestayinspections@ashevillenc.gov
Occupancy tax (Buncombe County Tax Department): 828-250-4910

Asheville asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

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

City of Asheville: Apply for a homestay permit. https://www.ashevillenc.gov/service/apply-for-a-homestay-permit/

City of Asheville (American Legal): UDO §7-16-1, uses by right subject to special requirements (homestays (c)(9); short-term vacation rentals (c)(64.1)). https://codelibrary.amlegal.com/codes/ashevillenc/latest/asheville_nc/0-0-0-8684

City of Asheville: Homestay frequently asked questions and floor plan checklist.
https://docs.google.com/document/d/e/2PACX-1vSmhVhuIWLfbv87C_GRObY3Bd15Q2Wxnq1GENlrrKDPgWhXQ3hiLeS1fgsSgVi1sdovwne6llkTuGU-/pub

Buncombe County Tax Department: Occupancy Tax. https://www.buncombenc.gov/619

City of Asheville: Fees and Charges Manual (Development Services: Homestay)-
. https://docs.google.com/document/d/1jhyk3o46IPFBXJiyHPwEnoj1liWkpD0ocOjU-aRRS3Y/export?format=txt

City of Asheville (American Legal): UDO §7-18-2, penalties for violations-
. https://codelibrary.amlegal.com/codes/ashevillenc/latest/asheville_nc/0-0-0-9827