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Woodfin vacation rental checklist

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

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Woodfin allows short-term rentals only in its C-S, C-S-2, and C-S-3 districts, with a town permit before you start. Each owner can hold only one permit, and accessory dwelling units can't be rented short term.

> Accessory dwelling units in Woodfin can't be used as short-term rentals.

> The code doesn't list the permit fee. Ask Woodfin's planning office.

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.

TOWN OF WOODFIN

- [ ] **Check your zoning**
  Short-term rentals are a limited use in the C-S, C-S-2, and C-S-3 districts only. In a multifamily building, no more than 10% of the units may be short-term rentals.
- [ ] **Get the town permit**
  Apply before your first guest. Owning 5% or more of a company that holds a permit counts as holding one yourself.
- [ ] **Meet the standards**
  Carry liability insurance that covers guests, post a contact name, phone, and email inside, meet the building code, and don't host special events.
- [ ] **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 applies; for direct bookings, file it with the Buncombe County Tax Department.

Who to contact

Occupancy tax (Buncombe County Tax Department): 828-250-4910

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

Town of Woodfin (Municode): Code section.
https://library.municode.com/nc/woodfin/codes/code_of_ordinances?nodeId=PTIICOOR_CH54ZO_ARTVUSDIRECO_S54-144LIUS

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