LICENSEDRENTAL.COM

# Edenton vacation rental checklist

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

Scan for the latest version

We could not read Edenton's zoning rules online, so check with the town before you list. Stays pay 6.75% sales tax plus the local occupancy tax, which the Chowan County Tax Department collects.

> The town's website blocked our research tools in November 2026, so this page covers taxes only.

## 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.

### CHOWAN 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 EDENTON

- [ ] **Taxes on each stay**
  Stays under 90 days owe 6.75% 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. The Chowan County Tax Department collects the occupancy tax; set up an account with it for direct bookings.

- [ ] **Ask about zoning**
  Ask the Town of Edenton whether zoning allows a short-term rental at your address and whether historic district rules apply. Check your HOA rules too.

## Who to contact

**Chowan County Tax Department:** 252-482-8486
**Tax Department:** 252-482-8486

## 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
Chowan County: Chowan County Tax Department. https://www.chowancounty-nc.gov/tax-dept