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Fayetteville vacation rental checklist

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

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We found no short-term rental permit or rules in Fayetteville's code. Its development ordinance defines a "tourist home" as a private home lodging up to five overnight guests, so ask the city how your rental is classified. Stays pay 7% sales tax plus Cumberland County's 6% occupancy tax.

> We searched the city code in November 2026 and found no short-term rental rules. The tourist home definition caps guests at five; confirm with the city whether it applies to your rental before you list a larger home.

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.

CUMBERLAND 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 FAYETTEVILLE

- [ ] **Ask about zoning**
  Ask the city's Planning and Zoning Division whether a whole-home rental at your address is treated as a residential use or as a tourist home, and whether that needs a zoning permit. Check your HOA rules too.

- [ ] **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. Cumberland County's occupancy tax is 6%. For direct bookings, file it monthly with Cumberland County Tax Administration by the 20th.

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 Fayetteville (enCodePlus): Unified Development Ordinance, §30-9.D Definitions ("Tourist Home")-
. https://online.encodeplus.com/regs/fayetteville-nc/doc-viewer.aspx?secid=11205
Cumberland County Tax Administration: Room occupancy tax-
. https://cumberlandcountync.gov/departments/tax-group/tax/special-sales-tax/room-occupancy