LICENSEDRENTAL.COM

Greensboro vacation rental checklist

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

Scan for the latest version

Every short-term rental in Greensboro needs a city zoning permit, $200, under Land Development Ordinance §30-8-10.4.U. The rules cap guests at 2 adults per rented bedroom and parking at 1 vehicle per bedroom, and the city dropped its 750-foot spacing rule in February 2025.

> The city's application form still lists a 750-foot spacing rule, but the city's STR page says council removed it on February 18, 2025. Confirm with Planning before you buy.

> Rentals operating in 2023 that don't meet the current rules may be permitted as nonconforming uses if you can prove the 2023 rentals.

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.

GUILFORD COUNTY, NORTH CAROLINA

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

CITY OF GREENSBORO

- [ ] **Apply for the zoning permit**
  Apply on the city's STR Zoning Permit Portal, or bring the fillable application, documents, and fee to the Planner of the Day at the Melvin Municipal Office Building, 300 W. Washington St. List the owner's and operator's email and a phone that can take texts; LLC or trust owners add their state registration and signer.
  Greensboro short-term rentals:
  https://www.greensboro-nc.gov/departments/planning/learn-more-about/zoning-rezoning/land-development-ordinance/pending-ldo-am

- [ ] **Carry insurance and post the permit**
  Keep liability insurance of at least $1 million per occurrence. Post the permit inside the rental and show the permit number in every ad. No sign or advertising on the property.

- [ ] **Follow the operating rules**
  No more than 2 adults per rented bedroom and 1 vehicle per rented bedroom. Get a new permit within 30 days if the owner or operator changes. Two verified violations in 365 days can cost you the permit, and you can't reapply for 12 months.

☐ **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 3% county and 3% city occupancy taxes go on one return, filed with the Guilford County Tax Department by the 15th of the next month.

Fees

Short-term rental zoning permit	Non-refundable. A new permit is needed after a change of owner or operator.	**$200**

House rules for guests

Parking: 1 vehicle per rented bedroom

Signs: None on the property

Who to contact

STR reporting line (24/7): 336-387-6137
Guilford County Tax Department (Greensboro): 336-641-3363
Guilford County Tax Department (High Point): 336-641-7911

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 Greensboro: Short-term rentals (STR zoning permit portal).
https://www.greensboro-nc.gov/departments/planning/learn-more-about/zoning-rezoning/land-development-ordinance/pending-ldo-amendments/short-term-ren

City of Greensboro: Short-Term Rental Zoning Permit application-
. https://www.greensboro-nc.gov/home/showpublisheddocument/58713/638484320777530000

Guilford County Tax Department: Guilford County/City of Greensboro Room Occupancy and Tourism Development Tax Return-
. https://www.guilfordcountync.gov/media/935/open