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Elizabeth City vacation rental checklist

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

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We found no short-term rental zoning rules in Elizabeth City's code. Stays owe 7% sales tax + 6% occupancy tax; Airbnb collects these on its bookings.

> We found no short-term rental rules in the 2022 UDO articles posted online. The UDO defines a tourist home, so ask the City of Elizabeth City how it classifies a whole-home rental before you list.

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.

PASQUOTANK 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 ELIZABETH CITY

- [ ] **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. The local occupancy tax is 6%; ask the city or county where direct bookings file it.
- [ ] **Ask about zoning**
  Ask the City of Elizabeth City whether zoning allows a short-term rental at your address. Check your HOA rules too.

Who to contact

City Hall: 252-338-3981

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

Visit Elizabeth City (Elizabeth City-Pasquotank County Tourism Development Authority): Why tourism matters-
. https://visitelizabethcity.com/?p=2677

City of Elizabeth City Development Services: Unified Development Ordinance.
https://elizabethcitync.gov/index.asp?SEC=FBC83C29-03EF-4FA1-9177-AE938C78FEF2&DE=2E73BB9B-E239-4C0C-8AC0-846E26B19469