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Chincoteague vacation rental checklist

Accomack County, Virginia | Rules checked November 7, 2026

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Chincoteague allows vacation rentals by right in its R-1 residential zones and needs only a town business license. In June 2026 the council rejected a ban on new rentals in R-1 neighborhoods and a $500 license fee, but a housing study could bring limits later. Stays pay 5.3% sales tax plus 7% lodging tax (5% town + 2% county).

> In June 2026 the town council voted down a ban on new short-term rentals in ten R-1 neighborhoods and a plan to raise the rental license fee to $500. The town still plans housing and economic studies, which could lead to a zoning overlay limiting rentals. Check before you buy.

Licensing steps

COMMONWEALTH OF VIRGINIA

- [ ] **Know who pays the tax**
  When a platform like Airbnb books the stay, it collects and pays the state sales tax and the local lodging tax for you. If guests pay you directly, register with Virginia Tax for sales tax and with your county or city for the transient occupancy tax.
  Register a business with Virginia Tax: https://www.tax.virginia.gov/registering-new-business
- [ ] **Register with your locality if it has a registry**
  Many counties and cities require short-term rental hosts to register every year. Registration is a simple filing (your name, each address, and the owner's permission if you lease the home), but listing an unregistered rental can cost up to $500 per violation.
- [ ] **Check your zoning**
  Counties and cities keep their power to decide where short-term rentals are allowed and whether you need a zoning or use permit. HOA and condo rules still apply on top. Pick your area for the local rules.

ACCOMACK COUNTY, VIRGINIA

- [ ] **Register for the county lodging tax**
  If guests pay you directly, register with the Commissioner of the Revenue every year and file the county's transient occupancy tax each quarter (due January 31, April 30, July 31, and October 31). All lodging providers also file a yearly attestation form. Airbnb collects the tax on its bookings.
  Accomack transient taxes: https://accomack.prod-as.govaccess.org/businesses/transient-taxes
- [ ] **Then your town or area**
  Towns set their own zoning and lodging tax, and the county sets them outside town limits. Pick your area.

TOWN OF CHINCOTEAGUE

- [ ] **Get a town business license**
  Each short-term rental needs a Town of Chincoteague business license, renewed by April 30 each year. The tax is $0.13 per $100 of last year's gross receipts, with a $50 minimum and $500 maximum.
- [ ] **Taxes on each stay**
  Stays under 90 days owe 5.3% sales tax, and stays under 30 days also owe the local transient occupancy tax. Airbnb collects both on its bookings. If guests pay you directly, file sales tax with Virginia Tax. For direct bookings, file the town's 5% transient occupancy tax with the Town of Chincoteague and the county's 2% with the Accomack County Commissioner of the Revenue each quarter.

- [ ] **Check your deed and HOA**
  Town zoning allows vacation rentals in R-1, but private deed restrictions or covenants in your subdivision can still forbid them.

Fees

At least $50 a year

Business license (yearly)	$0.13 per $100 of prior-year gross receipts.	**$50 minimum, up to $500**

Who to contact

Town Office: 757-336-6519
Commissioner of the Revenue (lodging tax): 757-787-5747

Official sources

Virginia Tax: Guidelines for sales tax on accommodations (P.D. 21-116)-. https://tax.virginia.gov/laws-rules-decisions/rulings-tax-commissioner/21-116

Virginia General Assembly: Short-term rental registries (Va. Code § 15.2-983). https://law.lis.virginia.gov/vacode/15.2-983/

Accomack County Commissioner of the Revenue: Transient Taxes. https://accomack.prod-as.govaccess.org/businesses/transient-taxes

Town of Chincoteague: Taxes. https://chincoteague-va.gov/?p=53

WHRO Public Media: Chincoteague rejects restrictions on short-term rentals (June 23, 2026)-. https://www.whro.org/local-government/2026-06-23/chincoteague-rejects-restrictions-on-short-term-rentals