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Scottsville vacation rental checklist

Albemarle County, Virginia | Rules checked November 7, 2026

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Scottsville levies its own lodging tax; stays owe 5.3% sales tax + 5% town lodging tax. We could not search the town's zoning code, so ask the town whether a short-term rental needs a permit.

> Scottsville sets its own zoning, so the county homestay rules may not apply in town. We could not search the town code in November 2026.

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.

ALBEMARLE COUNTY, VIRGINIA

- [ ] **File the lodging tax every month**
  Albemarle's 9% transient occupancy tax is due by the 20th of the next month. Even when Airbnb or another platform pays the tax, you still file a return reporting your total receipts and what the platform paid.
  Albemarle transient occupancy tax:
  https://www.albemarle.org/government/finance/business-license-taxes/transient-occupancy-tax
- [ ] **Then your town or area**
  Zoning rules are set by the county outside town limits and by each town inside them, and towns can add their own lodging tax. Pick your area.

TOWN OF SCOTTSVILLE

- [ ] **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. The Town of Scottsville reports a 5% transient occupancy tax; ask the town how to file it and whether Albemarle's 9% also applies inside town limits.
- [ ] **Ask about zoning**
  Ask the Town of Scottsville whether zoning allows a short-term rental at your address and whether you need a permit or business license. Check your HOA rules too.

Who to contact

Albemarle Finance (lodging tax): 434-296-5851

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/

Albemarle County Finance & Budget: Transient Occupancy Tax-
. https://www.albemarle.org/government/finance/business-license-taxes/transient-occupancy-tax

Virginia Tax: Virginia Localities Transient Occupancy Tax Rate Chart (as of July 1, 2025)-
. https://www.tax.virginia.gov/sites/default/files/inline-files/transient-occupancy-tax-rate-chart_18.xlsx