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Culpeper vacation rental checklist

Culpeper County, Virginia | Rules checked November 7, 2026

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The Town of Culpeper allows short-term rentals as an accessory use except in its RR, RS, RT, and PUD zones. Every rental must register with the town each year and show its license number in ads, with no more than six adults. Stays pay 5.3% sales tax plus the town's lodging tax.

> Four or more violations bar a property from registering for at least a year.

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.

CULPEPER COUNTY, VIRGINIA

- [ ] **Outside the town: ask county planning**
  We didn't find short-term rental rules in the part of the Culpeper County zoning ordinance we could read. Ask the county's Office of Planning and Zoning whether your district allows one and whether you need a use permit.
- [ ] **Then your town or area**
  Towns set their own zoning and some set their own lodging tax. The county's rules apply outside town limits. Pick your area.

TOWN OF CULPEPER

- [ ] **Check your zone**
  Short-term rentals aren't allowed in the RR, RS, RT, or PUD zones. Ask the town planning office which zone your home is in.
- [ ] **Register with the town every year**
  Give the town the operator's full name and the address of each rental, and get any license the town requires. Put the license number in every listing.
- [ ] **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, ask the Town of Culpeper for its lodging tax rate and how to file.

House rules for guests

Outside changes: Not allowed

No parking lots, commercial lighting, or signs that change the home’s residential look.

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/

Culpeper County (Zoneomics copy): Culpeper County Zoning Ordinance, Article 9 (Special Provisions)-. https://www.zoneomics.com/code/culpeper-county-unincorporated-VA/chapter_30

Town of Culpeper: Town of Culpeper Unified Development Ordinance (approved October 14, 2025), §27-7.50 Short-Term Rentals. https://files.culpeperva.gov/Document_Center/Government/Planning_Community%20Development_GIS/Culpeper%20UDO%20Approved%202025_10_14.pdf

Airbnb: Occupancy tax collection and remittance by Airbnb in Virginia. https://www.airbnb.com/help/article/2335