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Unincorporated Fauquier County vacation rental checklist

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Fauquier County, Virginia | Rules checked November 7, 2026

Outside its towns, Fauquier County allows short-term rentals in seven zoning districts with an administrative permit ($165, then $82.50 a year) if the home meets the county's standards, or a special permit if it doesn't. You must also register every year with the Commissioner of the Revenue.

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.

FAUQUIER COUNTY, VIRGINIA

- [ ] **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.

FAUQUIER COUNTY (OUTSIDE THE TOWNS)

- [ ] **Register with the Commissioner of the Revenue**
  Register each property in the county's short-term rental registry every year, and file the county business registration form, which asks which platforms you use. Do this first; the permit application needs a copy.
- [ ] **Apply for the administrative permit**
  Include proof of residency with the owner's or manager's name, Health Department records showing occupancy limits, a property management plan, and your registration. If the home is reached by a private road or shared driveway, add a notice letter to the other users (sent certified mail) and proof the road meets fire truck access standards. Processing can take 30 days.
- [ ] **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 Fauquier County's transient occupancy tax with the Commissioner of the Revenue every month by the 20th.

Fees

$165 the first year, $82.50 a year after

Administrative permit application	Non-refundable; includes the technology fee.	**$165**
Annual renewal		**$82.50**

Who to contact

Commissioner of the Revenue, Business Tax: 540-422-8166
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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/

Fauquier County Community Development: Short-Term Rentals-
. https://www.fauquiercounty.gov/government/departments-a-g/community-development/zoning/short-term-rentals-5174

Fauquier County Commissioner of the Revenue: Business Registration Form-
. https://www.fauquiercounty.gov/home/showpublisheddocument/43570/638721088394500000