LICENSEDRENTAL.COM

Warrenton vacation rental checklist

Fauquier County, Virginia | Rules checked November 7, 2026

Scan for the latest version

Warrenton's zoning lists tourist homes, inns, and bed and breakfasts in its Central Business District, where a 2026 amendment would make them allowed by right instead of by special use permit. We didn't find a short-term rental use in its other districts. Stays pay 5.3% sales tax plus the town's 4% lodging tax.

> Fauquier County's short-term rental permit covers the county outside its towns. We read only Warrenton's downtown district rules; confirm everything with the town.

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.

TOWN OF WARRENTON

- [ ] **Ask town zoning what applies**
  In the Central Business District, tourist homes, inns, and bed and breakfasts have needed a special use permit from Town Council; in May 2026 the Planning Commission recommended allowing them by right. Ask the Zoning Administrator whether that passed and what applies to homes in the residential districts.
- [ ] **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. Warrenton levies its own 4% lodging tax. For direct bookings, ask the town how to file it, and whether Fauquier County's tax also applies inside town limits.

Who to contact

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

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/

Town of Warrenton Planning Commission: ZOTA-26-1 Planning Commission resolution and Article 3 text (May 19, 2026). https://mccmeetingspublic.blob.core.usgovcloudapi.net/warrntonva-meet-729c7c69a8c449d38f0dcea51878ad10/ITEM-Attachment-001-af807c9ad2664b2dbd1

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