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# Rocky Mount vacation rental checklist

Franklin County, Virginia | Rules checked November 7, 2026

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Rocky Mount allows short-term rentals by right in its RA, R2, R3, and downtown (CBD) districts, with a yearly town registration, a fire extinguisher and smoke detectors, and parking in driveways. The town code defines the host as an owner who lives in the home. Stays pay 5.3% sales tax plus the town's 7.5% lodging tax.

> Three or more substantiated complaints in 12 months, or unpaid lodging taxes, can cost you the registration.

## 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.

### FRANKLIN COUNTY, VIRGINIA

- [ ] **Then your town or area**
  Each incorporated town sets its own zoning and lodging tax; the county's rules apply outside town limits. Pick your area.

### TOWN OF ROCKY MOUNT

- [ ] **Check your district**
  Short-term rentals are allowed by right in the RA, R2, R3, and CBD districts. Ask the town whether a whole-home rental qualifies when you don't live there, since the code defines the host as an owner-resident.
- [ ] **Register with the town**
  Register with the zoning administrator before you rent, giving your name, phone, address, and email. The town passes your registration to Finance for the lodging tax and business license. Renew every year.
- [ ] **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. Rocky Mount's lodging tax is 7.5%. For direct bookings, file it with the town's Finance Department.

## Inspection checklist

- [ ] **Fire extinguisher and smoke detectors.** In every rental dwelling.
- [ ] **Town inspection.** You give written consent when you register.

## House rules for guests

**Parking: Driveways and built parking areas**

**Signs: Not allowed**

**Stays: Overnight to 92 days**

No RVs or trailers to add guests.

## 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 Rocky Mount: Town of Rocky Mount Zoning & Subdivision Ordinance (adopted Oct. 21, 2024; amended Sept. 8, 2025), Art. 6 use matrix and Sec. 7-3-9. https://www.rockymountva.org/DocumentCenter/View/132

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