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Ashland vacation rental checklist

Hanover County, Virginia | Rules checked November 7, 2026

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Ashland levies its own lodging tax; stays owe 6% sales tax + 8% town lodging tax. We could not search the town's zoning code, so ask the town whether a short-term rental needs a permit.

> We found the town's 8% lodging tax on Virginia Tax's rate chart but could not search Ashland's zoning code in November 2026. Ask the town before you list.

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.

HANOVER COUNTY, VIRGINIA

- [ ] **Ask whether the new rules passed**
  In December 2024 the Board of Supervisors postponed a vote on rules that would require a permit, standards like parking, a log of rentals, and responding to complaints within 60 minutes. Ask Hanover County Planning what's in effect now before you list.
- [ ] **Taxes on each stay**
  Stays under 90 days owe 6% 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. Hanover's transient occupancy tax is 8%. For direct bookings, ask the Commissioner of the Revenue how to register and file.
- [ ] **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 ASHLAND

- [ ] **Taxes on each stay**
  Stays under 90 days owe 6% 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 Ashland reports an 8% transient occupancy tax; for direct bookings, ask the town how to register and file, and whether the county's tax also applies.
- [ ] **Ask about zoning**
  Ask the Town of Ashland whether zoning allows a short-term rental at your address and whether you need a permit or business license. Check your HOA rules too.

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/

WTVR CBS 6: Hanover delays vote on short-term rental rules (December 12, 2024)-
. https://wtvr.com/news/local-news/hanover-short-term-rentals-dec-12-2024

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