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Irvington vacation rental checklist

Lancaster County, Virginia | Rules checked November 7, 2026

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Irvington caps short-term rentals at 35, and the cap was reached in May 2024. Each rental needs a town council conditional use permit ($200) and a yearly registration ($50), with no more than 10 overnight guests, $500,000 in insurance, and a manager who can respond within an hour.

> An owner who lives in the home at least 285 days a year may rent it up to 20 nights a year (two-night minimum) outside the cap. Ask the town how this exemption works.

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.

LANCASTER COUNTY, VIRGINIA

- [ ] **Then your town or area**
  Towns set their own zoning and lodging tax, and the county sets them outside town limits. Pick your area.

TOWN OF IRVINGTON

- [ ] **Ask whether a permit is available**
  The town allows no more than 35 short-term rentals, and the cap was reached in May 2024. Ask the town office whether any spots have opened before you buy or apply.
- [ ] **Apply for a conditional use permit**
  File the CUP application with the $200 fee by mail or in person, post a notice near your property line, and name a manager who can respond within 60 minutes. Council decides after a public hearing.
  Irvington CUP application: https://irvingtonva.gov/?p=6342
- [ ] **Register every year**
  Once approved, register the rental with the town each year ($50) and show your town tax account number in every ad.
- [ ] **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. Irvington has its own transient occupancy tax form; for direct bookings, ask the town for the rate and filing schedule.

Fees

$200 to apply, then $50 a year

Conditional use permit application	**$200**
Annual registration	**$50**

Inspection checklist

- [ ] **Smoke detector in every bedroom.**
- [ ] **Carbon monoxide detector on each floor.** If the home uses propane.
- [ ] **Fire extinguisher in the kitchen.** Checked every three months.
- [ ] **Prohibited activities posted.** In at least 12-point type.

House rules for guests

Guests: 2 adults and 1 child per bedroom

Up to 10 overnight guests in all.

Insurance: $500,000

Who to contact

Town Office: 804-438-6230

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/

Rappahannock Record: Irvington reaches short-term rental cap (May 15, 2024). https://rrecord.com/?p=79142

Town of Irvington: Application for a Conditional Use Permit to Operate a Short Term Rental ($200 Fee). https://irvingtonva.gov/?p=6342

Town of Irvington: STR Ordinance Amendment 2023-04-. https://irvingtonva.gov/wp-content/uploads/2023/11/2023-04-STR-Ordinance-Amendment.pdf

Town of Irvington: Annual Short-Term Rental Registration ($50 Fee). https://irvingtonva.gov/?p=2844