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Purcellville vacation rental checklist

Loudoun County, Virginia | Rules checked November 7, 2026

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Purcellville allows short-term rentals only in the operator's primary residence, with a $100 zoning permit good for two years and a town business license. Up to four unrelated adults, and no more than 90 nights a year when you're away. Stays pay 6% sales tax plus any town lodging tax.

> We read Purcellville's ordinance from a third-party copy. Confirm the current rules and your zoning district with the town before you apply.

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.

LOUDOUN 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 PURCELLVILLE

- [ ] **Apply for the zoning permit**
  Get the short-term rental zoning permit before you rent: the application, a $100 fee, two IDs showing you live there, and a town business license. Renew it every two years.
- [ ] **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. Loudoun County's 8% lodging tax applies only outside the towns. For direct bookings, ask the Town of Purcellville whether it levies its own and how to file.

House rules for guests

Events: Not allowed
No parties or weddings.

RVs: Can't be rented

Who to contact

Commissioner of the Revenue, Business Tax: 703-777-0260

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 Purcellville (Zoneomics copy): Purcellville Zoning Ordinance, Section 3.9 (short-term rentals)-. https://www.zoneomics.com/code/purcellville-VA/chapter_5

Loudoun County Commissioner of the Revenue: Transient Occupancy Tax. https://www.loudoun.gov/1589/Transient-Occupancy-Tax