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Clarksville vacation rental checklist

Mecklenburg County, Virginia | Rules checked November 7, 2026

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Clarksville, on Kerr Lake, had no ordinance regulating Airbnbs as of late 2024, though its Planning Commission was studying one after neighbor complaints. Stays pay 5.3% sales tax plus the town's 6.5% lodging tax, filed with the town by the 20th.

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.

MECKLENBURG COUNTY, VIRGINIA

- [ ] **Then your town or area**
  Towns set their own zoning, and some levy their own lodging tax. Pick your area.

TOWN OF CLARKSVILLE

- [ ] **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. For direct bookings, file Clarksville's 6.5% lodging tax on the town's reporting form by the 20th of the next month and mail it to PO Box 1147.
  Clarksville lodging tax form: https://clarksvilleva.org/wp-content/uploads/2024/03/Lodging-Tax-Reporting-Form.pdf
- [ ] **Ask whether new rules have passed**
  Neighbors have complained to the council about noise and boat trailers, and residents asked the town to limit how many rentals operate. Ask the town whether it has adopted a rental ordinance before you buy.

Who to contact

Town of Clarksville: 434-374-8177

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 Clarksville: Lodging Tax Reporting Form. https://clarksvilleva.org/wp-content/uploads/2024/03/Lodging-Tax-Reporting-Form.pdf

Town of Clarksville: Town Council minutes, September 17, 2024-
. https://clarksvilleva.org/wp-content/uploads/2024/11/Town-Council-meeting-September-17-2024.pdf