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Blacksburg vacation rental checklist

Montgomery County, Virginia | Rules checked November 7, 2026

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Blacksburg allows short-term rentals only as “homestays” in owner-occupied homes, registered with the town every year. Rentals are capped at 90 days a year, and no more than 30 of those can be with the host away or more than two bedrooms rented. Renting without registering carries a $500 civil penalty. Stays pay 5.3% sales tax plus the town’s 7% lodging tax.

> A Charlottesville staff comparison lists Blacksburg’s registration fee as $100 a year and says inspections are required. The town’s page doesn’t show a fee. Confirm both with Planning.

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.

MONTGOMERY 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 BLACKSBURG

- [ ] **Make sure the home qualifies**
  The home must be owner-occupied: you own it and live there. A tenant can host one unit with the owner’s written permission. Homes with an accessory apartment can’t be used for homestays.
- [ ] **Register in OpenGov**
  Apply for the homestay registration through the town’s OpenGov portal. It covers one calendar year; renew by December 1 to avoid a gap.
  Blacksburg homestay: https://www.blacksburg.gov/departments/departments-a-k/homestay
- [ ] **Track your rental days**
  You can rent up to 90 days a year. “Type A” stays (you’re home and rent two bedrooms or fewer) count toward the 90; “Type B” stays (you’re away, or more than two bedrooms) are limited to 30 days. The monthly tax form asks for both counts.
- [ ] **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. Blacksburg’s 7% lodging tax is filed with the town by the 20th of the next month (2% discount for paying on time), along with your Type A and Type B day counts.

Fees

Renting without registering, or other violations	**$500 civil penalty**

Who to contact

Blacksburg Planning Division: 540-443-1300
Blacksburg Finance (lodging tax): 540-443-1050

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 Blacksburg Planning and Building: Homestay. https://www.blacksburg.gov/departments/departments-a-k/homestay

Town of Blacksburg Financial Services: Transient Lodging/Homestay Tax Remittance form-
. https://blacksburg.gov/home/showpublisheddocument/6078/636651020614900000

Cardinal News: Penalty for a noncompliant Airbnb just got cheaper in Blacksburg (October 19, 2026)-
. https://cardinalnews.org/2026/10/19/penalty-for-a-noncompliant-airbnb-just-got-cheaper-in-blacksburg/