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Christiansburg vacation rental checklist

Montgomery County, Virginia | Rules checked November 7, 2026

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Christiansburg allows homestays in the host's primary residence, with a yearly town permit and a safety review by the building and fire departments before the first permit. There's no limit on rental days. Stays pay 5.3% sales tax plus the town's 9% lodging tax.

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 CHRISTIANSBURG

- [ ] **Apply for a homestay permit**
  Submit the town's homestay permit before you start renting. The home must be your primary residence, lived in more than half the year, and guests can't stay in accessory structures.
  Christiansburg homestay: https://www.christiansburg.org/homestay
- [ ] **Pass the safety review**
  The building and fire departments inspect the home before the permit is issued, using the town's homestay checklist. Scheduling can take up to 10 business days.
- [ ] **Get a business license and renew yearly**
  Pay the $30 initial business license with your application; later years are based on gross receipts. The permit expires December 31 and must be renewed by March 1.
- [ ] **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. Christiansburg's 9% lodging tax is filed with the town on its monthly form by the 20th.

Fees

Initial business license Later years based on gross receipts, $30 minimum.	**$30**
Renting without registering	**$500 fine**

Inspection checklist

- [ ] **Building and fire safety review.** Before the first permit; the town’s checklist is linked from its homestay page.

Who to contact

Town of Christiansburg: 540-382-6128

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 Christiansburg: Homestay Ordinance. https://www.christiansburg.org/homestay

Town of Christiansburg: Tax Rates. https://www.christiansburg.org/index.aspx?NID=77