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Unincorporated Page County vacation rental checklist

Page County, Virginia | Rules checked November 7, 2026

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Outside Luray, Shenandoah, and Stanley, Page County allows short-term tourist rentals by right with restrictions: a $50 county review, a $40.80 life safety inspection, Health Department and VDOT approval, and a property management plan with local contacts. Stays pay 5.3% sales tax plus a 10% lodging tax.

> Page County is reviewing its short-term rental rules. In March 2026 a steering committee recommended a special use permit for all rentals except owner-occupied primary residences, and tighter standards in the agricultural and woodland districts. Ask Planning whether anything has changed before you buy.

> The zoning standards are in Section 125-30.21 of the county code, which we could not read in full. Confirm which districts allow rentals at your address.

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.

PAGE COUNTY, VIRGINIA

- [ ] **Register for the lodging tax**
  Ask the Commissioner of the Revenue for a Lodging Tax Registration form. If guests pay you directly, file the 10% tax every month by the 20th. Airbnb and other platforms file for their bookings.
  Page County lodging tax: https://www.pagecounty.virginia.gov/160/Meals-Transient-Lodging-Tax
- [ ] **Then your town or area**
  Towns have their own zoning and some levy their own lodging tax. The county's rules apply outside town limits. Pick your area.

PAGE COUNTY (OUTSIDE TOWN LIMITS)

- [ ] **File the county review application**
  Submit Page County's Community Development Review Application as a short-term rental ($50), with the bedroom count and number of sleepers. The county asks the Health Department and VDOT for their approvals for you.

- [ ] **Get a property management plan approved**
  Write a plan that names local contacts who can respond immediately to complaints. The Zoning Administrator must approve it before you rent, the contact numbers go to county staff, public safety, and your HOA or POA, and the plan must be part of your rental contract.
- [ ] **Pass the life safety inspection**
  The county building office inspects the home ($40.80). Parking is reviewed by the Building Official too.
- [ ] **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. Page County's lodging tax is 10%. For direct bookings, file it monthly with the Commissioner of the Revenue by the 20th.

Who to contact

Page County Commissioner of the Revenue (lodging tax): 540-743-3840

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/

Page County Commissioner of the Revenue: Meals & Transient Lodging Tax-
. https://www.pagecounty.virginia.gov/160/Meals-Transient-Lodging-Tax

Page County Planning & Community Development: Community Development Review Application-
. https://www.pagecounty.virginia.gov/documentcenter/view/2281

Page County: Zoning ordinance update use matrix (Attachment G, November 10, 2020 joint worksession)-
. https://www.pagecounty.virginia.gov/DocumentCenter/View/2732

Page County (eCode360): Page County Code ch. 125 (Zoning), § 125-30.21 Short-term tourist rentals. https://ecode360.com/9199466

Page County: Board of Supervisors agenda packet, March 10, 2026 (STR Steering Committee findings)-
. https://www.pagecounty.virginia.gov/AgendaCenter/ViewFile/Agenda/_03102026-1064