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Vinton vacation rental checklist

Roanoke County, Virginia | Rules checked November 7, 2026

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Vinton allows short-term rentals only as “homestays” in the host’s own home, with a yearly town permit, up to six adult guests, and stays of 14 days or less. Renting without the permit can cost $1,000 each time. Stays pay 5.3% sales tax plus the town’s 7% lodging tax.

> We read Vinton’s zoning through a secondary publisher (last amended July 2024), and it doesn’t list the permit fee or which districts allow homestays. Confirm with the town before you list.

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.

ROANOKE COUNTY, VIRGINIA

- [ ] **Get a short-term rental zoning permit**
  Apply to Roanoke County Planning before your first guest. The form asks for the owner’s and a responsible party’s contact details and the parcel. Tell the county within 30 days if a contact changes, and apply again if you sell.
  Short-term rental permit application:
  https://roanokecountyva.gov/DocumentCenter/View/25469/Short-term-Rental-Application
- [ ] **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 VINTON

- [ ] **Confirm your district allows homestays**
  The homestay rules apply where zoning allows a homestay by right or by special use permit. Ask Vinton’s planning office which applies to your district.
- [ ] **Register and get the homestay permit**
  Register with the town and get a homestay permit before you list. You certify that the home meets the safety rules and agree to inspections. Renew every year.
- [ ] **Post the house information**
  Post your name and phone number and the trash and recycling schedule inside, and answer calls 24/7 during every stay. No outdoor signs.

- [ ] **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. Vinton's lodging tax is 7%. Register with the town's Department of Finance to collect and file it.

Fees

Renting unregistered or after suspension	**$1,000 per occurrence**

Inspection checklist

- [ ] **Fire extinguisher.** Working, in the kitchen.
- [ ] **Smoke and carbon monoxide alarms.** In sleeping areas, rooms along the way out, and on every floor including the basement.
- [ ] **Second exit.** From every sleeping area.

House rules for guests

Lead guest: At least 18

Vehicles: No RVs, boats, or trailers for guests
Not on the street or the property.

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/

Roanoke County Planning: Short-Term Rental Permit Application-
. https://roanokecountyva.gov/DocumentCenter/View/25469/Short-term-Rental-Application

Town of Vinton (Zoneomics): Vinton Zoning Ordinance, Article V supplementary regulations, Sec. 5-13 Homestays (as published by Zoneomics).
https://www.zoneomics.com/code/vinton-VA/chapter_5

Virginia Tax: Virginia Locality Transient Occupancy Rate Chart (as of July 1, 2025)-
. https://www.tax.virginia.gov/sites/default/files/inline-files/transient-occupancy-tax-rate-chart_18.xlsx