LICENSEDRENTAL.COM

Unincorporated Shenandoah County vacation rental checklist

Shenandoah County, Virginia | Rules checked November 7, 2026

Scan for the latest version

Outside town limits, Shenandoah County requires an annual $225 zoning permit for a short-term rental with up to four guest bedrooms, after a safety inspection and a Health Department check that the septic system fits the bedroom count. Five or more guest bedrooms need a special use permit. Stays pay 5.3% sales tax plus a 5% lodging tax.

> The county's slides say special use permits start above five bedrooms, while its tax portal and zoning table say five or more. Plan on a special use permit at five guest bedrooms, and confirm with Community Development.

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.

SHENANDOAH COUNTY, VIRGINIA

- [ ] **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.

SHENANDOAH COUNTY (OUTSIDE TOWN LIMITS)

- [ ] **Apply for the annual zoning permit**
  Apply online with the county's business registration form and pay the $225 permit fee. The county checks your bedroom count with the Health Department; if it doesn't match, correct your listing or show that the septic system was upgraded.
  Shenandoah County tax and permit portal: https://shenandoahcountyva.munirevs.com/faq/
- [ ] **Pass the safety inspection**
  The county inspects the home before issuing the permit. Ask Community Development for its inspection checklist.
- [ ] **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. Shenandoah County's lodging tax is 5%. File every month by the 20th through the county portal, including $0 returns for months with no rentals.

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/

Shenandoah County: Short Term Rental Updates (presentation). https://shenandoahcountyva.us/DocumentCenter/View/607

Shenandoah County (GovOS/MuniRevs): Transient occupancy tax portal FAQ. https://shenandoahcountyva.munirevs.com/faq/

Shenandoah County (eCode360): Shenandoah County Code ch. 165 (Zoning), use table and § 165-32.4 short-term rentals-. https://ecode360.com/9741360