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Front Royal vacation rental checklist

Warren County, Virginia | Rules checked November 7, 2026

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Front Royal allows short-term rentals in every zoning district, but each one needs a special use permit from Town Council with a property management plan. Council dropped an owner-occupancy rule for the R-1 district in 2022. Stays pay 5.3% sales tax plus the town's 6% lodging tax.

> We read Front Royal's rules through news reports of the 2021 draft and the 2022 vote; we could not open the town code itself. Confirm the current requirements and fee with the town before you apply.

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.

WARREN 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.

TOWN OF FRONT ROYAL

- [ ] **Apply for a special use permit**
  Ask the town's Planning and Zoning office for the short-term rental special use permit checklist. You'll submit a property management plan, and Town Council decides each application after a public hearing. Check your HOA rules too; the town doesn't override them.
- [ ] **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. Front Royal levies its own 6% lodging tax. For direct bookings, ask the town where to file it.

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/

Royal Examiner: Town planners move short-term rental draft ordinance toward public hearing (December 2, 2021)-. https://royalexaminer.com/town-planners-move-short-term-rental-draft-ordinance-toward-public-hearing/

Royal Examiner: County raises lodging tax to 5% (April 20, 2017)-. https://royalexaminer.com/county-raises-lodging-tax-5-will-corridor-precedent-set/

Royal Examiner: Town Council approves short-term rental ordinance with one significant change (March 1, 2022)-. https://royalexaminer.com/town-council-approves-short-term-rental-ordinance-with-one-significant-change/