LICENSEDRENTAL.COM

Unincorporated Warren County vacation rental checklist

Warren County, Virginia | Rules checked November 7, 2026

Scan for the latest version

Outside Front Royal, Warren County requires a conditional use permit for a short-term tourist rental. The home must be at least 100 feet from neighboring homes, hold no more than 10 guests, have a local contact within about 30 miles, and post a management plan with an emergency evacuation plan. Stays pay 5.3% sales tax plus a 5% lodging tax.

> We read the ordinance through a third-party copy (Zoneomics) and found no permit fee. Ask Warren County Planning for the current fee and application.

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.

WARREN COUNTY (OUTSIDE FRONT ROYAL)

- [ ] **Apply for a conditional use permit**
  Every short-term tourist rental needs a conditional use permit from the Board of Supervisors, then a certificate of zoning from the Planning Department before the first guest. Include a property management plan with local contacts who are mostly within 30 miles. An accessory dwelling unit can't be used as a short-term rental.
- [ ] **Register with the Commissioner of the Revenue**
  Before you rent, get a county business license and open a transient occupancy tax account. For direct bookings, file the 5% lodging tax with the county.
- [ ] **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. Warren County's lodging tax is 5%, administered by the Commissioner of the Revenue.

Inspection checklist

- [ ] **Smoke detectors.** As the Uniform Statewide Building Code requires.

- [ ] **Carbon monoxide detector on each floor.**
- [ ] **Fire extinguisher in every kitchen and cooking area.** In plain view.
- [ ] **Posted management plan with an emergency evacuation plan.** For the home and the neighborhood, in a visible spot.
- [ ] **Landline or E911-capable phone.**
- [ ] **Property boundaries marked.**

House rules for guests

Parking: Driveway or approved areas only
Not in the road right-of-way or the yard.

Sign: One unlit sign, up to 4 square feet

Not allowed: Outdoor burning, fireworks, firearms, hunting, ATVs

Inspections: 24 hours' notice
The county can inspect after giving a day's notice.

Unincorporated Warren County asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

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/

Warren County (via Zoneomics; official code on eCode360 WA1232): Warren County Zoning Ordinance § 180-56.4 (Short-term tourist rentals). https://www.zoneomics.com/code/warren-county-unincorporated-VA/chapter_5

Warren County (eCode360): Warren County Code, transient occupancy tax article. https://ecode360.com/9745086