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Abingdon vacation rental checklist

Washington County, Virginia | Rules checked November 7, 2026

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Abingdon allows short-term rentals only as “HomeStays” in the host’s own primary residence, registered with the town each year ($25). Rentals are capped at 90 days a year, and no more than 30 of them can be without the host present. Stays pay 5.3% sales tax plus the town’s 7% lodging tax.

> Three substantiated complaints in 12 months, unpaid lodging tax, or moving out of the home can end your registration.

> These rules date from 2017. Ask the town whether they still apply as written before you buy a home to rent.

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.

WASHINGTON COUNTY, VIRGINIA

- [ ] **Then your town or area**
  Towns set their own zoning, and some levy their own lodging tax. Pick your area.

TOWN OF ABINGDON

- [ ] **Register your HomeStay**
  Before you list, register with the town’s Planning/Zoning and Building office at 133 W. Main Street. Bring proof that the home is your primary residence and a business license application, and pay the $25 fee. Renew every year by March 1.
- [ ] **Meet the safety rules**
  Put smoke alarms and carbon monoxide detectors in sleeping areas, along escape paths, and on every floor, including the basement, and give each sleeping area a second way out. You certify this and agree to a yearly town inspection.
- [ ] **Track your rental days**
  You can rent up to 90 days a year. Only 30 of them can be “Type B” days, when you aren’t home or rent more than two bedrooms. Your lodging tax returns must list both kinds.
- [ ] **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. Abingdon’s 7% lodging tax is collected and paid to the Town of Abingdon.

Fees

Yearly HomeStay registration	**$25**
Operating without registration	**$250 first offense, $500 after**

Inspection checklist

- [ ] **Smoke alarms and CO detectors.** In sleeping areas, along escape paths, and on every floor.
- [ ] **Second way out of each sleeping area.**
- [ ] **Yearly town inspection.** At reasonable times, after notice.

House rules for guests

Posted inside: Your contact information and trash days

Phone: Answer 24/7 during each stay

Events: Not allowed
No commercial events, weddings, or receptions. No signs advertising the rental.

Parking: No RVs, buses, or trailers on nearby streets

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/

Town of Abingdon (eCode360): Town Code: HomeStay regulations. https://ecode360.com/37177057

Washington County, Virginia: Tax Rates. https://www.washcova.com/tax-rates/