

Summary of Changes to Homestay Regulations

HOMESTAY REGULATION MATRIX	Current		Proposed		
	Residential	RA	Residential	RA under 5 ac	RA 5 ac or greater
Owner/operator or manager must reside on parcel	✓	✓	✓	✓	✓
Only permitted in single family detached dwellings	✓	✓	✓	✓	✓
All parking must be off-street		✓	✓	✓	✓
Required annual registration on short-term rental registry (§ 15.2-983)			✓	✓	✓
Annual safety inspections			✓	✓	✓
Up to 5 guest rooms	✓	✓			✓
Limited to 2 guest rooms			✓	✓	
125-foot setback from abutting lots				✓	✓
Accessory structure may be used for homestays		✓			✓
Allowed second homestay use (with development rights)		✓			✓
Special Exceptions possible			✓	✓	✓
Whole house rental for maximum 45 days/year					✓