

Summary of Transient Lodging Related County Code Amendments

June 14, 2017	County Code §15-900-	Regulations related to transient occupancy taxation were amended to clarify that all other types of lodging, including bed and breakfast and other forms of guest rooms, were required to collect transient occupancy tax for rooms with fewer than thirty (30) consecutive days of occupancy. Transient Occupancy Tax (TOT) is a trust tax imposed on the occupancy of all rooms or spaces offered as guest rooms and rented out for continuous occupancy for fewer than thirty (30) consecutive days. Of the tax collected, 60% goes to the promotion of tourism activities and 40% goes to the County's general fund to support County programs.
August 7, 2019	County Code Chapter 7	<p>This amendment established a short-term rental (homestay) registry to be maintained by the Community Development Department that includes:</p> <ul style="list-style-type: none">• Annual Registration required• Registry fee of \$27• A penalty not to exceed \$500 per violation for an operator required to register who offers for short-term rental a property that is not registered. The ordinance may provide that unless and until an operator pays the penalty and registers the property, the operator may not continue to offer the property for short-term rental. Upon repeated violations of a registry ordinance as it relates to a specific property, an operator may be prohibited from registering and offering that property for short-term rental.• An operator required to register may be prohibited from offering a specific property for short-term rental upon more than three violations of applicable State and local laws, ordinances, and regulations, as they relate to the short-term rental
August 7, 2019	County Code § 6-200	Amended the Fire Marshal fee schedule to include homestay inspection fees of \$50.
August 7, 2019		Zoning regulations were amending to include a reduction in the number of guest rooms that may be rented from five (5) to two (2) in the Residential Zoning Districts and Rural Area (RA) parcels of less than five (5) acres; added a 125' setback requirements to all RA Homestays and parking; added an owner-occupancy requirement for all Homestays, restricted use of accessory structures for Homestay use in the RA to only those built as of August 7, 2019; added a requirement for an emergency contact/responsible agent be provided to abutting property owners.

Summary of Homestay Zoning Requirements

Property Location	Rural Area District (>5 acres)	Rural Area District (<5 acres)	Residential Area District
Dwelling Type	Detached Single Family	Detached Single Family	Detached Single Family
Occupation	Owner-Occupied only <i>The owner of the parcel on which a Homestay is located must reside on the parcel for a minimum of 180 days in a calendar year and be present during Homestay rentals. Standard (non-whole house) rentals are only permitted during the 180 days of residency.</i>	Owner-Occupied only* <i>The owner of the parcel on which a Homestay is located must reside on the parcel for a minimum of 180 days in a calendar year and be present during Homestay rentals. Standard (non-whole house) rentals are only permitted during the 180 days of residency.</i>	Owner-Occupied only* <i>The owner of the parcel on which a Homestay is located must reside on the parcel for a minimum of 180 days in a calendar year and be present during Homestay rentals. Standard (non-whole house) rentals are only permitted during the 180 days of residency.</i>
Whole House Rental	Permitted for 7 days per month. Limited to 45 days per year	Not permitted	Not permitted
Number of Guest Bedrooms for Homestay Use	5	2*	2*
Location of Guest Bedrooms	In primary dwelling or accessory structures**	In primary dwelling only	In primary dwelling only
Location of Parking	On-site, not on street	On-site, not on street	On-site, not on street
Required Setbacks	125 feet*	125 feet*	Primary Dwelling Setbacks*
Homestay Zoning Clearance	Required	Required	Required
Neighbor Notice	Required	Required	Required
Homestay Safety Inspection	Required	Required	Required
Fire Marshal Inspection	Required	Required	Required
VDH Transient Lodging Review	Required if you will be serving food to your guests or you have a septic system	Required if you will be serving food to your guests or you have a septic system	Required if you will be serving food to your guests or you have a septic system