



Short-Term Lodging in Fairfax County

STL regulations effective October 1, 2018

What is a Short-Term Lodging (STL)?

STL is any occupancy of a dwelling for a period of **less than 30 days**. STLs are typically advertised on Airbnb, VRBO and FlipKey, etc.

Are STLs Permitted in Fairfax County?

STLs are permitted as **accessory use** in any zoning district that permits residential uses, and in all types of dwellings i.e. **single-family homes, townhouses, condos, mobile homes and apartments**.

Can anyone operate STLs?

In order to use any part of a residence as a STL location, Fairfax County requires that the owner or tenant secure a **permit** and meet certain criteria prior to commencing STL operation. A STL Permit **costs \$200** and is **valid for two years**.

The STL use is subject to the following use limitations:

- A dwelling or mobile home may be used for STL for **no more than 60 nights** per calendar year.
- The maximum number of lodgers per night may **not exceed 6 adults**, except where the Virginia Uniform Statewide Building Code requires fewer occupants.
- The maximum number of rental **contracts per night is one**. All lodgers occupying a STL must be associated with the same rental contract.
- **Events and activities**—including luncheons, banquets, parties, weddings, meetings, fund raising, commercial or advertising activities, and any other gathering of persons other than the authorized lodgers, whether for direct or indirect compensation—**are prohibited in association with any STL**.
- **All advertisements** for STL, posted on any platform online or in any other format, **must include the STL permit number and identify the location of the required parking space** and any other available parking or public transportation options.



- **Transient Occupancy Tax** must be collected for each rental contract. Operators must file a monthly return and remit the transient occupancy tax due to the Department of Tax Administration on or before the last day of the month following the reporting month. A monthly return must be filed even if no taxes are due. Hosting platforms **DO NOT** file and remit TOT taxes to Fairfax County.
- Additionally, if gross receipts exceed \$10,000 per calendar year, a Business Professional and Occupational License (BPOL) is required.
- STL is **prohibited** in a detached accessory structure, accessory dwelling unit, temporary family health care structure, affordable dwelling unit or workforce dwelling unit.





Short-Term Lodging in Fairfax County

Contact Us

If you have any questions regarding operation of STLs please contact the Zoning Administration Division at 703.324.1314 (TTY 711) or send an email to:

ORDADMIN@fairfaxcounty.gov

Additional information

Can be found by visiting the STL website at:

<https://www.fairfaxcounty.gov/planning-development/zoning/short-term-property-rentals>



Complaints

If you have any concerns and/or complaints, please contact the Department of Code Compliance at 703.324.1300 (TTY 711) or send an email to:

DCCCodeComplianceE-mail@fairfaxcounty.gov



A dwelling or mobile home used for STL must:

- Be open, upon request, for **inspection by County** personnel during reasonable hours.
- Comply with the requirements of the applicable version of the Virginia Uniform Statewide Building or Virginia Manufactured Home Safety Regulations, as determined by the Building Official.
- Have a working multi-purpose **fire extinguisher, interconnected smoke detectors** and **carbon monoxide detectors** (when required for a fireplace or gas service).
- Have a **plan posted** inside the door of **each sleeping room showing the exit pathway** from the sleeping room used for STL to the nearest exit from the dwelling or mobile home.
- Have **one designated parking space** available for lodgers, which the Operator has the authority to reserve for STL purposes.



A STL Operator must:

- Be a **permanent resident** of the property hosting the STL.
- Obtain **written consent from the owner** of the property for the STL Use (when applicable).
- Assume responsibility for determining whether any regulations, prohibitions, and covenants applicable to the dwelling or mobile home prohibit STL.
- **Designate** at least one person who consents to serve as an **Authorized Agent** for the STL Operator.
- **Maintain a guest log** including the name, address and telephone number of all overnight lodgers. The guest log must be made available upon request to any County employee or agent tasked with enforcing the Zoning Ordinance or other applicable part of the County Code.