



FAUQUIER COUNTY, VIRGINIA

# Get your short-term rental permitted

Stays of fewer than 30 days need a county permit. Owners who live on site may qualify for a quick Administrative Permit; investment homes need a Special Permit from the Board of Supervisors. We tell you which, then coach you or handle it.

## How the process works

### STEP 1

#### Feasibility check

Zoning, residency, road access, septic limit, parking, and escape windows, before you pay the county.

### STEP 2

#### Application

Management, floor, and evacuation plans; Health Department records. Special Permits add a plat and justification.

### STEP 3

#### Decision

Administrative: decided within 30 days. Special Permit: two public hearings over three to four months.

### STEP 4

#### Launch

Life-safety equipment in, plan posted in the home, 2% lodging tax account open. Then go live.

## Investment homes: Special Permit packages

### Coached

**\$2,500**

You file. We make sure it is right the first time.

- + Feasibility check before you pay the county fee
- + Filing calendar and pre-application meeting prep
- + Justification statement and management plan templates
- + Plat and parking layout guidance
- + One full review of your packet before you file
- + Hearing preparation call
- + Launch checklist for tax registration and life safety

### Done for You

**\$5,000**

We handle the whole process, start to finish.

- + Feasibility check before you pay the county fee
- + We attend the pre-application meeting with staff
- + We write the justification and management plan
- + We prepare the floor, evacuation, and plat drawings
- + We obtain Health Department occupancy records
- + We file, answer staff, and post the hearing signs
- + We prepare for and attend both public hearings
- + We register the rental and lodging tax account

### Live on the property?

Live there 183+ days a year and stay on site during rentals (or name a manager within 2 miles): Administrative Permit, no hearings.

### Admin Coached

**\$750**

Prefilled plan, drawing guidance, neighbor notice template, one packet review.

### Admin Done for You

**\$1,500**

We prepare the packet, get Health Department records, register the tax, and walk the home.

### SHORT-TERM MANAGEMENT

**20%** of nightly accommodation revenue; guest cleaning fees excluded.

### MID-TERM (30+ DAYS)

**15%** of rent collected, including stays while your permit is pending.

### LONG-TERM (12-MONTH LEASES)

**7-10%** of rent collected, tiered by doors. Full schedule at [propmanageplus.com](http://propmanageplus.com).

# The county rules we plan around

|                                |                                                                                                                                |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>What counts</b>             | Renting a home, room, or accessory dwelling for fewer than 30 consecutive days.                                                |
| <b>Where it is allowed</b>     | RC, RA, RR-2, R-1, Village (V), Commercial-Village (CV), and C-1 zoning.                                                       |
| <b>Which permit</b>            | Administrative if the operator lives on site 183+ days a year and meets every standard; otherwise Special.                     |
| <b>County fees</b>             | Administrative \$165, then \$82.50 a year. Special Permit \$1,100. Includes the technology fee.                                |
| <b>Special Permit timeline</b> | Pre-application meeting; file 35 days before Planning Commission (3rd Thursday); Board of Supervisors the next month.          |
| <b>Guest limit</b>             | Set by the septic and occupancy permits; never more than 10 in a home or 3 in an accessory dwelling.                           |
| <b>Road access</b>             | Public street, or a private road that meets fire-truck standards, with certified-mail notice to its users.                     |
| <b>Parking</b>                 | On site, on a built driveway or parking area: one space per rentable room.                                                     |
| <b>Life safety</b>             | Escape window in every bedroom; smoke detectors on every floor and in every bedroom; CO where required; kitchen extinguisher.  |
| <b>Management plan</b>         | Contacts, emergency services, floor and evacuation plans, trash, parking, guest limit, and your ad. Posted and updated yearly. |
| <b>Guest prohibitions</b>      | No meals, no events (weddings, showers, reunions, live music), no shooting, no fireworks.                                      |
| <b>Lodging tax</b>             | Register yearly with the Commissioner of the Revenue; file the 2% tax monthly by the 20th. Platforms do not file it for you.   |
| <b>Renewal and complaints</b>  | One-year permits. Over two substantiated complaints in a year can revoke it, with a 12-month wait.                             |

Source: Fauquier County Zoning Ordinance 3-303, 5-303, and Article 15; county fee schedule effective September 10, 2026; Commissioner of the Revenue. We confirm the rules with county staff before every filing.

**Package pricing excludes**, billed at cost: county application fees, and any survey, escape window or life-safety retrofit, septic evaluation, notary, or certified mail. Covers unincorporated Fauquier County; the Towns of Warrenton, Remington, and The Plains have their own zoning rules.

## Earn while you wait

Stays of 30 consecutive days or more are not short-term rentals, so no permit is needed. We rent the home furnished to traveling professionals, insurance placements, and relocations during the hearings, timed to end when your permit is issued.

## Three things that sink applications

**Escape windows.** Older farmhouses often fail the bedroom egress rule.

**Access.** One written objection from a shared-driveway neighbor forces a Special Permit.

**Events.** Wedding and party marketing violates the ordinance.

## What we need from you to start

1. Address and owners' names as on the deed
2. Whether you live there, and how many days a year
3. Your septic permit or its guest count
4. Any survey or plat you have
5. Your target launch month