



WARREN COUNTY, VIRGINIA

Get your short-term rental permitted

Warren County requires a Conditional Use Permit before a home can host stays of less than 30 days. We check whether your property can pass before you pay the county, then coach you through the application or handle it for you.

How the process works

STEP 1

Feasibility check

Zoning, the 100-foot distance to neighbors, HOA rules, and the septic permit that sets your guest count. Before you pay the county.

STEP 2

Application

Justification statement, deed, site plan, Health Department comments, tax letter, and management plan. Due the third Wednesday of the month.

STEP 3

Public hearings

The Planning Commission makes a recommendation. The Board of Supervisors makes the final decision. Plan on at least three months.

STEP 4

Launch

Certificate of zoning, business license, lodging tax account, and life-safety equipment. Then the listing goes live.

Choose your package

Coached

\$2,500

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

- + Feasibility check before you pay the county fee
- + Filing calendar built around the county deadline
- + Our justification statement and management plan templates
- + Checklist for the deed, plat, and Treasurer letter
- + One full review of your packet before you file
- + Hearing preparation call
- + Launch checklist for zoning, licensing, 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 write the justification statement and management plan
- + We pull the deed, plat, and Treasurer tax letter
- + We prepare the site sketch with the 100-foot distances
- + We file the Health Department request and follow up
- + We file the application and answer staff questions
- + Neighbor outreach letter before the hearing
- + We prepare for and attend both public hearings
- + We register zoning, business license, and lodging tax

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.

The county rules we plan around

What counts	Any rental of a single-family home for periods of less than 30 days.
Where it is allowed	Agricultural (A), Residential-One (R-1), and Rural Residential (RR) zoning, by Conditional Use Permit.
County fee	\$1,750, payable to the Warren County Treasurer.
Timeline	Planning Commission public hearing, then a Board of Supervisors decision. At least three months.
Guest limit	Set by the Health Department septic approval, and never more than 10.
Distance	At least 100 feet from the rental to every neighboring residence.
Local contact	A property management plan naming contacts within 30 miles, plus an emergency evacuation plan posted in the home.
HOA or POA	The county requests comments and any recorded covenants that prohibit short-term rentals.
Phone	A landline, or another phone that can place calls and reach E911.
Life safety	A fire extinguisher in every kitchen, smoke detectors per building code, and a carbon monoxide detector on every floor.
Guest prohibitions	No outdoor burning, fireworks, firearms or hunting, or ATVs.
Signage	One unlit sign, four square feet maximum.
Before the first guest	Certificate of zoning, business license, and transient occupancy tax account with the Commissioner of the Revenue.
After approval	Annual compliance review by county staff, and inspection on 24 hours' notice.

Source: Warren County Code sections 180-8 and 180-56.4 (amended March 12, 2024) and warrencountyva.gov/669. Rules can change; we confirm them with Planning before every filing.

Package pricing excludes, billed at cost: the county's \$1,750 application fee, and any survey, septic inspection or upgrade, water testing, or life-safety equipment. Covers unincorporated Warren County; the Town of Front Royal runs its own Special Use Permit process.

Earn while you wait

Stays of 30 days or more are not short-term rentals under the county code, so no permit is needed. We can rent the home furnished to traveling professionals, insurance placements, and corporate relocations during the hearings, and time those stays to end when your permit is issued.

Three things that sink applications

Occupancy. The septic permit, not the bedroom count, sets your guest limit.
Distance. A neighboring home within 100 feet of the rental fails the county distance rule.
Amenities. Guest fire pits, fireworks, and ATVs are prohibited.

What we need from you to start

1. Property address and owners' names as they appear on the deed
2. Your septic permit, or the bedroom count it lists
3. HOA or POA documents, if any
4. Any survey or plat you already have
5. Your target launch month

Request a feasibility check 540-218-8969 info@propmanageplus.com propmanageplus.com/short-term-rental-permits

Property Management PLUS, a FIDUM company. Property Management Plus, LLC adheres to all Federal Fair Housing requirements. We do not discriminate against anyone on the basis of race, color, religion, sex, handicap, family status, and national origin. We are committed to equal housing opportunity. All Properties listed for rent are listed through Morris & Co. Realty, LLC 1220 N. Royal Avenue Front Royal, VA 22630