

SHORT-TERM RENTAL

Information Sheet for Applicants

Pursuant to Chapter 24 of the Henrico County Code, the following regulations have been proposed to govern the establishment and operation of short-term rental of a dwelling.

“Short-term rental” is defined as renting a home, or a space in a home, for less than 30 days at a time. (Rentals for longer periods, such as a 12-month lease or a month-to-month lease, would not be regulated by this amendment.)

Short-term rentals are allowed only at the homeowner’s primary residence. If the owner lives in the house year-round, they can rent it for hosted stays. If the owner is out of town for a period of time, they can rent the house for unhosted stays while they are gone. ***Renting a house other than your primary dwelling is not permitted.***

Short-term rentals are allowed in the one-family residence districts (R-0 through R-4A zoning districts) and Agricultural District (A-1) but are not allowed in zero-lot-line, townhouse, or multifamily districts (R-5A, R-5, R-6, RTH, or UMU zoning districts).

Short-term rentals are categorized as “hosted” or “unhosted” based on whether the homeowner is in the home during the rental. If the homeowner is living in the house and renting one or more rooms, as in a traditional bed and breakfast inn, that is a “hosted” stay. If the homeowner is out of town and renting the house in their absence, that is “unhosted.”

Short-term rentals are allowed by right (no conditional use permit required) under the following circumstances:

- ***Hosted*** stays only
- The rental is in the principal dwelling, and
- The lot has at least 80 feet of frontage on a public street, and
- There are no more than six renters at any time, and
- The total number of days per year does not exceed 60.

A conditional use permit must be obtained for the following:

- ***Any unhosted stays***, or
- Any rental in a guest house, or
- Any rental of a lot with less than 80 feet of public street frontage, or
- Any rental to more than six renters at a time, or
- If the total number of days per year exceeds 60.

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All short-term rentals are subject to the following requirements:

- Either the homeowner or a designated responsible party must be available to respond to complaints in person at any time during the rental.
- At least one member of the party must be an adult.
- The total number of persons on the property at any time during the rental must not exceed two times the number of bedrooms in the dwelling. This includes the owner, their family, short-term renters, and any guests.
- All persons renting the house at any one time must book together (cannot rent one area of the house to one party and another area of the house to a separate party at the same time).
- A dwelling used for short-term rental cannot be used for a family day home, group home, assisted living home, massage therapy business, or taxi or carrier service.
- A dwelling cannot be used for commercial uses such as parties, banquets, weddings, receptions, meetings, filming, or advertising activities.
- Rental periods must be at least one day.
- Check-in and check-out may only be offered between the hours of 11:00 pm and 7:00 am.
- Smoke detectors, carbon monoxide detectors, and fire extinguishers must be provided as required by the building code. Exits required by the building code must not be obstructed.
- The following information must be conspicuously posted inside the dwelling: the dwelling address, contact information for the homeowner and, if applicable, the responsible person; detailed instructions for emergency shut-off of gas, electricity, and water; recycling and trash collection schedules; and the county noise ordinance.
- The total number of pets on the property must not exceed three. This includes the homeowner's pets and any pets belonging to the short-term renters.
- The homeowner must keep a record of all short-term rentals and provide it to County officials upon request.