



Montgomery County, Virginia

Short Term Rentals – Bed & Breakfast Inn

The nature of lodging has changed dramatically in the past few years, with many individuals wishing to utilize their private residence, or another residence under their ownership, as a short-term rental for transient guests. Property owners may offer residences for short-term rental by advertising the rental independently or by utilizing a short-term rental service (i.e. AirBnB, VRBO, etc.). Short-term rentals present a number of unique challenges that are not seen in traditional lodging types or in traditional single-family occupancy. For this reason, the Montgomery County Zoning Ordinance regulates short-term rentals located in the unincorporated portions of the county.

Montgomery County Code defines a Bed and Breakfast Inn as a single-family dwelling, or portion thereof, where short-term lodging is provided for compensation to transient guests only. The operator lives on the premises, on the same parcel or on a contiguous parcel under the same ownership. Meals may be provided to guests only. Up to ten (10) guest rooms may be provided (also see "Country inn"). Bed and Breakfast Inns are allowed by-right in the A-1, C-1, CB, and RR Zoning Districts, and by a Special Use Permit in the R-1, R-2, and R-3 Zoning Districts.

The Zoning Ordinance also has other regulations regarding Bed & Breakfast Inns which must be observed in operating the establishment:

1. The owner or manager shall provide full-time management of the establishment at all times when the facility is occupied by one (1) or more guests.
2. The establishment shall not contain restaurant facilities, but may provide food service for transient, overnight guests only.
3. The establishment shall meet all requirements, for the Virginia Department of Health for food service as outlined in 12 VAC 5-421 et seq.
4. (4) The establishment shall meet all requirements for fire safety as outlined in the Virginia State Fire Prevention Code.
5. Up to ten (10) guest rooms may be provided for paying guests.
6. Outdoor events such as weddings, receptions, and similar activities may be conducted for compensation subject to the provisions for temporary uses set forth in subsection (3).
7. The establishment shall be located on a public road, and the site shall have safe access from the public road.

Individuals offering property for short-term rental must also contact the Montgomery County Commissioner of the Revenue to ensure that all applicable meals and lodging taxes are paid to the County and the Montgomery County Building Department on any necessary permitting for the short-term rental.

To obtain approval for your Bed & Breakfast Inn please complete page 2 of this document and remit payment of \$30.00. Upon approval by staff, a Zoning Permit will be issued.

**Montgomery County Planning & GIS Services
755 Roanoke Street Suite 2A, Christiansburg, VA 24073
Telephone: 540-394-2148 Email: mcplan@montgomerycountyva.gov**



Montgomery County, Virginia Bed & Breakfast Inn Application

OWNER INFORMATION

If signing on behalf of a Corporation, Partnership, or LLC, please specify your title, include the name of the entity and provide documentation clarifying your authority to sign on behalf of the entity.

Property Owner Name: _____

Property Owner Site Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number _____ Zoning Classification _____

Mailing Address (if different): _____

City: _____ State: _____ Zip: _____

Email Address: _____ Phone #: _____

BED AND BREAKFAST INN INFORMATION

Site Address: _____

City: _____ State: _____ Zip: _____

Parcel ID Number _____ Zoning Classification _____

Total Number of Bedrooms _____ Emergency Contact Phone Number: _____

Will the Bed & Breakfast Inn have a sign? _____ If yes, please obtain a **Zoning Sign Permit**.

Water Service: Public Private Sewer Service: Public Private*

**Documentation from the Virginia Department of Health providing evidence that the septic system on site will support the proposed occupancy of the Bed and Breakfast Inn is required with submittal of this form. Acceptable forms of documentation include a copy of the approved Operations Permit for the property, a Safe Adequate and Proper Letter, or other written documentation from VDH.*

I certify that I have read and understand the Bed & Breakfast Inn regulations and the proposed use complies with current county zoning regulations. I understand that violation of any of these conditions could result in revocation of this approval and possible legal action by Montgomery County.

Applicant Signature

Date

Submit this form and associated documents for approval to mcplan@montgomerycountyva.gov