











- Background
- **Zoning Regulations**
- **Compliance Process**

A "homestay" provides lodging and rooms to guests for less than 30 days, is accessory to a full-time residence, and may offer no more than five guest bedrooms for lodging. Homestays are also known as "short term rentals," "Airbnb," "VRBO," or "transient lodging," and were previously known in Albemarle County Zoning as "Bed and Breakfasts" or "Accessory Tourist Lodging."

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www.albemarle.org/homestays

Homestays compliance line: 434-972-4017

Business Venture Taps Accommodations Need

By SUZANNE FREEMAN of The Progress Staff

A lot of people have been talking about the throngs of tourists expected in Charlottesville this year.

They talk about two million visitors, about too few restrooms, scarce accommodations, not enough restaurants. And the talking goes on and on.

Four local women have gone beyond the talking stage and decided to do something. At least about the accom-

modation problem.

On April 1, they opened the office of "Guesthouses, Bed & Breakfast." a business set up to find lodgings in private homes for Bicentennial visitors.

"So many of the hotels and motels are already booked up for certain dates," said Joyce Carron, one of the four partners. "We realized there was going to be a terrible crunch if even the lowest prediction of visitors proved accurate."

Carron came up with the idea for the venture last January and contacted the others, Betty Edmonson, Mary Redenbaugh and Sally Reger, who became her partners.

"I was enthusiastic about the idea right away," said Mary Redenbaugh, "because I had traveled in Europe and stayed in private homes there. I thought it was a wonderful way to travel and it made the whole experience more worthwhile."

The Bed & Breakfast plan is based on a system which has

nomeowner after a commission is subtracted.

"So far, we have about 20 homes lined up to use," said Betty Edmonson, "and some of those have more than one room we can use, but we're still looking for more homes."

Homeowners who want to rent out a room fill out an application with B & B. On the form, they are asked to describe the type of accommodations they have, and to note any preferences (Will you accept visitors with pets? Will you accept visitors who smoke).

When the application is completed, someone from B & B goes to inspect the home for final approval. So far, the partners say, they have not turned down a single homeowner who has applied.

"We've had wonderful people offering their homes, " said Sally Reger. "A lot of them have offered extras too. Things like kennels for pets, or babysitting for children."

A lot of the people who are renting out rooms are doing it for reasons other than the money they'll get, the women say.

"Some of the hosts who are most excited about this are people who live all alone in big houses," Carron said. "They're looking forward to having people around." Bed & Breakfast will stop by the new office which is located in the D & B Fabrics building on Emmett St. to finalize their arrangements, and get directions to their accommodations.

"We like the fact that we will be able to meet the people," Carron said. "That's one of the best parts of an ar-

The partners have made no plans to extend the business beyond the Bicentennial year.

"Primarily our aim is to work until the end of this year," Carron said. "We're not counting on going on beyond that. We're not even counting on making very much money from

"Of course," she added, smiling, "there's always the fantasy of making it big...of franchises...



History of Homestays

Historic Garden Week later this month. They have already had several requests to find accommodations during graduation time at the University.

D & D handles all the reservations and collects the payment for the accommodations which is forwarded to the

'BED AND BREAKFAST UNDERWAY' Reger, Edmondson and Redenbaugh Make Plans

Zoning and Acreage	Guest Rooms	Use of Accessory Structure	Required Setbacks	Whole House Rental	Residency
Residential Any acreage	2*	Not permitted*	Minimum primary structure setbacks	Not permitted	Owner-only*
Rural Areas <5 acres	2*	Not permitted*	125' from parcel lines for parking and guest rooms*	Not permitted	Owner-only*
Rural Areas 5+ acres	5	Permitted if built prior to August 7, 2019*	125' from parcel lines for parking and guest rooms*	7 days/month, up to 45 days/year	Owner-only

Summary of Homestay Regulations

Homestays do not allow the following:

Vacation rentals (not a primary residence)

Homestays in townhouses, duplexes, or apartments

Host weddings or other events

Camping or glamping

Tiny homes on wheels/ RVs used as homestay

Homestay Process

www.albemarle.org/homestays

- Ensure you meet the zoning requirements for your parcel size and zoning. Review matrix on website, if you need assistance ask Rebecca, Lea, or Keith.
- Ensure you meet the Fire Safety and Building Code requirements. Review checklist and ask Keith for assistance if needed.
- 3. Apply for Homestay Zoning Clearance with fee of \$158.
- 4. Schedule and pass required safety and parking inspection.
- 5. Provide your neighbor notice with contact for responsible agent.
- 6. Apply for a Business License/pay applicable taxes.
- 7. Annual renewal of registry and safety inspection.

What are the building and fire safety requirements?







INTERCONNECTED, HARD-WIRED SMOKE DETECTORS



EMERGENCY EGRESS FROM EACH GUEST BEDROOM



ACCESS TO THE ELECTRICAL BOX

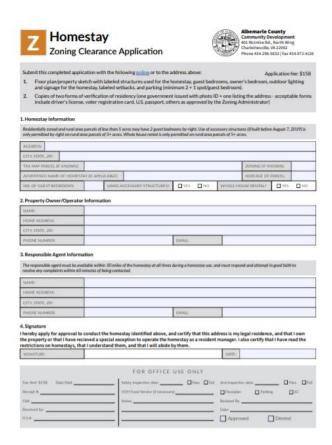
Have a question or need guidance?

-Homestay Compliance Line 434-972-4017

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Have a Concern?
-434-296-5834
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Compliance Mailings and Proactive Enforcement

Questions

What taxes do Homestays pay?— FUTURE CAC TOPIC



Business License Tax



Transient Occupancy Tax



Business Tangible Personal Property Tax



Sales Tax



Food and Beverage Tax (if applicable)

Note: You are retroactively liable for all unpaid taxes from prior years of business