

HOMESTAYS



1. Background
2. Zoning Regulations
3. 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 accommodation 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 Edmondson, 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 been used in European countries for a number of years. Tourists are given a private room, private or semi-private bathroom and a light "continental" breakfast. For this, they pay about the same amount, or less than, the going rate in most hotels.

B & B handles all the reservations and collects the payment for the accommodations which is forwarded to the homeowner after a commission is subtracted.

"So far, we have about 20 homes lined up to use," said Betty Edmondson, "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 arrangement like this. We call it a 'shared experience' because it's a way for the local people and the visitors to get to know each other. It's a nice people to know."

B & B expects to place their first visitors in homes during Historic Garden Week later this month. They have already had several requests to find accommodations during graduation time at the University.

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 this."

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



History of Homestays

'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

1. 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.
2. 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?



CLEARLY VISIBLE HOUSE
NUMBERS



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

Ragsdale@albemarle.org
Lbrumfield@albemarle.org
Kbradshaw@albemarle.org

Have a Concern?

-434-296-5834

Zoningcomplaints@albemarle.org



Homestay Zoning Clearance Application

Albemarle County
Community Development
455 McIntosh Rd., North Wing
Charlottesville, VA 22902
Phone 434.296.5833 | Fax 434.972.4126

Submit this completed application with the following [zoning](#), or to the address above: Application fee: \$158

1. Floor plan/property sketch with labeled structures used for the homestay, guest bedrooms, owner's bedroom, outdoor lighting and signage for the homestay, labeled setbacks, and parking (minimum 2 + 1 spot/guest bedroom).
2. Copies of two forms of verification of residency (one government issued with photo ID + one listing the address - acceptable forms include driver's license, voter registration card, U.S. passport, others as approved by the Zoning Administrator)

1. Homestay Information
Residentially zoned and rural area parcels of less than 5 acres may have 2 guest bedrooms by-right. Use of accessory structures (if built before August 7, 2019) is only permitted by-right on rural area parcels of 5+ acres. Whole house rental is only permitted on rural area parcels of 5+ acres.

ADDRESS:	
CITY, STATE, ZIP:	
TAX MAP PARCEL ID (KNOWN):	ZONING (IF KNOWN):
ADVERTISED NAME OF HOMESTAY (IF APPLICABLE):	ACREAGE OF PARCEL:
NO. OF GUEST BEDROOMS:	ADJACENT ACCESSORY STRUCTURE? <input type="checkbox"/> YES <input type="checkbox"/> NO
	WHOLE HOUSE RENTAL? <input type="checkbox"/> YES <input type="checkbox"/> NO

2. Property Owner/Operator Information

NAME:
HOME ADDRESS:
CITY, STATE, ZIP:
PHONE NUMBER:
EMAIL:

3. Responsible Agent Information
The responsible agent must be available within 30 miles of the homestay at all times during a homestay use, and must respond and attempt in good faith to resolve any complaints within 60 minutes of being contacted.

NAME:
HOME ADDRESS:
CITY, STATE, ZIP:
PHONE NUMBER:
EMAIL:

4. Signature
I hereby apply for approval to conduct the homestay identified above, and certify that this address is my legal residence, and that I own the property or that I have received a special exception to operate the homestay as a resident manager. I also certify that I have read the restrictions on homestays, that I understand them, and that I will abide by them.

SIGNATURE:		DATE:	
FOR OFFICE USE ONLY			
Fee Amt: \$158	Check Paid	Safety Inspection date: <input type="checkbox"/> Pass <input type="checkbox"/> Fail	2nd Inspection date: <input type="checkbox"/> Pass <input type="checkbox"/> Fail
Receipt #: _____	SENY Food Service (if necessary): _____	<input type="checkbox"/> Inspection	<input type="checkbox"/> Parking
City: _____	Name: _____	Reviewed By: _____	Date: _____
Received for: _____		<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
APP: _____			

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