

City of Fairfax

Rental and Shared Housing Guidance



Looking to earn extra income from your home? Below are three ways a homeowner may be able to earn income by renting rooms while residing in the home.

Accessory Dwelling Units *(City Code §110-3.5.5.D)*

The City's zoning regulations allow for one accessory dwelling unit on the property of a detached or duplex home. Accessory dwelling units may be Attached (part of the home) or may be a separate, detached structure, and include a kitchen, living, sleeping and bathroom facilities. The accessory dwelling unit may not exceed 35 percent of the gross floor area of the principal dwelling unit. Detached units must be no more than 50 percent of the house's footprint, and must follow lot and building coverage requirements. A Zoning Permit for Residential Accessory Use and Occupancy with a signed Accessory Dwelling Unit Affidavit is required to be submitted and approved by the Zoning Division.



Community Development and Planning - Zoning Division

10455 Armstrong Street, Suite 207A

Fairfax, Virginia 22030

703-385-7820

Rooms or Homes for Rent *(City Code §110-5 and §110-9.3.1)*

The City's regulations allow for renting in a single-family home, townhouse or apartment. Renting is restricted to a person or people who stay in the dwelling for 30 consecutive days or more. The single-family home may have one family and up to three unrelated persons living together and sharing the home. The owner and renters must all share the common kitchen and living areas. The owner of the rental property is required to have a City of Fairfax Business License as issued by the Commissioner of the Revenue. Rental properties in the City that are not owner-occupied may also need a Rental Occupancy Permit from the Office of Building Code Administration. Both of these offices are located in City Hall. If an owner resides in the home only a Business License is required.

Commissioner of the Revenue

10455 Armstrong Street, Suite 224

Fairfax, Virginia 22030

703-385-7884

Office of Building Code Administration

10455 Armstrong Street, Suite 208

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Bed and Breakfast *(City Code §110-3.5.3.D)*

The City's zoning regulations define a bed and breakfast as a short-term rental, of less than 14 consecutive days, within an owner-occupied single-family home. City Council must approve a Special Use permit. A bed and breakfast must be located on an arterial or collector street and is not allowed in a townhouse or apartment. Any short-term rental, including those marketed online or through social media, such as Airbnb, must comply with the City's bed and breakfast regulations and be issued a Special Use permit by the City Council prior to operating. Regulations that will need to be adhered to include fire safety regulations, parking requirements and building regulations. In addition, a Business License is required from the Commissioner of the Revenue. You will need to provide all necessary documentation with the application.

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10455 Armstrong Street #207A, Fairfax, VA 22030

Phone: 703-385-7820

To request this information in an alternate format, call 703-385-7800, TTY 711

www.fairfaxva.gov/zoning