




City of Fairfax – Community Development and Planning – Zoning Division
 10455 Armstrong Street #207A Fairfax, VA 22030
 Phone: 703-385-7820 Fax: 703-385-7824
<http://www.fairfaxva.gov/government/zoning>

Rental and Shared Housing

Owning a residence often brings questions about how to share a portion of the home as a means to produce income. 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)
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The City’s zoning regulations allow for one accessory dwelling unit, often called a “granny flat,” in a single family detached home. Accessory dwelling units are restricted to owner-occupied homes where at least one occupant is 55 years of age or older and/or has a physical or mental impairment. Accessory dwelling units may include a kitchen, living, sleeping and bathroom facilities and must be a part of the single family home. The accessory dwelling unit may not exceed 35 percent of the total gross floor area of the principal dwelling unit. 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.

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	ROOMS OR HOMES FOR RENT	(City Code §110-5 and §110-9.3.1)
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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 from 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	Fairfax, Virginia 22030	703-385-7830

	BED AND BREAKFAST	(City Code §110-3.5.3.D)
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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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