

CITY OF ALEXANDRIA

SHORT-TERM RESIDENTIAL RENTAL REGULATIONS

AT-A-GLANCE



- Adopted: February 22, 2025
- Effective: September 1, 2025

REGULATIONS

Apply to ANY property in ANY zoning district with an active STR lease agreement

- **Maximum Occupancy:** No more than two occupants per bedroom plus two additional occupants at all times - 24 hours per day, 7 days per week. No STR shall have an occupancy exceeding 10 people. Maximum occupancies are as follows:
 - Studio/1 bedroom: maximum of 4 occupants at any time
 - 2 bedrooms: maximum of 6 occupants at any time
 - 3 bedrooms: maximum 8 occupants at any time
 - 4 or more bedrooms: maximum of 10 occupants at any time
- **Parties and Events:** Prohibition on parties, events, and gatherings exceeding the permitted maximum occupancy except in commercial or mixed-use zone properties.
- **Required Parking:** Located onsite or within 500 ft. of STR through a signed parking agreement. A STR with no parking or one parking space on site, including those in RPP districts, may count up to two on-street parking spaces toward required parking.
 - Outside the Enhanced Transit Area: 0.75 parking spaces per bedroom
 - Within the Enhanced Transit Area: 0.25 space per bedroom*(Fractional numbers of one-half (0.5) or more are rounded up to the next whole number.)*
- **Noise:** Must comply with City Code Title 11, Chapter 5 – Noise Control.
- **Trash:** Must comply with City Code Title 5, Chapter 1 – Solid Waste Control.
- **Accessory Dwelling Units (ADUs):** Principal dwelling and ADU on the same lot shall not be listed or rented at the same time.
- **Good Neighbor Guide:** Provided to guests prior to arrival and posted in STR. Outlines rules and expectations including maximum occupancy, no parties/events exceeding the maximum occupancy, notice of 11 pm to 7 am quiet hours and request to keep indoor/outdoor noise to a minimum at all times, proper trash and pet waste disposal, parking locations and expectations, and local transit information.

PERMIT REQUIREMENTS

Apply to STRs operating more than 10 days per year

- Nature of STR: owner occupied or owner unoccupied.
- Provide proof of the legal interest/ownership.
- Provide 24/7 contact information for the operator and/or the designated registered local agent (property manager).
- Specify the total number of legally defined bedrooms.
- Indicate the proposed maximum occupancy.
- Submit photos and signed certification that fire safety equipment has been installed.
- Submit photos and signed certification that a "Good Neighbor Guide" has been posted.
- Submit map and signed parking agreements (for off-site parking within 500 ft.) identifying parking locations.
- Send written notice to all abutting properties via registered or certified mail including: 24/7 contact information for operator or registered local agent, permit number and expiration date, maximum occupancy, and methods to submit a City Code or Zoning Ordinance violation complaint to the City of Alexandria.
- Operator will be prohibited from applying for a permit for one year after two citations have been issued for non-compliance.

COMPLAINT RESOLUTION

- Operators or local registered agents must be available by telephone 24/7 to respond to complaints.
- Operators will have one hour to resolve violations related to maximum occupancy, parties/events, or the noise ordinance.
- Citations for failure to act may be issued if resolution has not been achieved within one hour of notification by city staff.
- All other city code and zoning violations will be expected to be addressed within standard timeframes.

PERMIT REVOCATION OR DENIAL

- Applications may be denied if information is missing or misleading.
- 3+ violations of the same section of city code/ordinances within the permit year will result in revocation of STR permit.
- 5+ violations of separate sections of city code/ordinances within the permit year will result in revocation of STR permit.
- Immediate revocation may take place when violations pose a significant risk to the health and safety of occupants or neighboring residents.
- Revocation or denial of STR permits may be appealed to the Board of Zoning Appeals or Circuit Court.

For more information: www.alexandriava.gov/zoning/short-term-residential-rentals-study