*TOWN CODE OF IRVINGTON, VIRGINIA – Excerpt from STR Regulations*

§ 154.184 Safety and Insurance Requirements for Short Term Rentals

1. One working smoke detector shall be installed for each bedroom as provided in conformance with the provisions of the Uniform Statewide Building Code. Such smoke detectors shall be maintained in accordance with the Statewide Fire Prevention Code (Va. Code § 27-94 et seq.) and Va. Code § 36-105(C)(6), Part III of the Uniform Statewide Building Code.  Smoke detectors shall be inspected and tested at least quarterly to ensure they are in good working order.
2. In Short Term Rentals with propane, a working carbon monoxide (CO) detector shall be installed and maintained per the manufacturer’s recommendations on each floor or level equipped for guests to sleep overnight.
3. At least one (1) working fire extinguisher shall be provided and maintained per the manufacturer recommendations in the Short Term Rental. A fire extinguisher shall be located in or near the kitchen or any other area equipped for heating of food, and any other area which has any flame (including any wood-burning fireplace). At least quarterly, the STR Operator, his or her employee, or an authorized independent contractor shall inspect all fire extinguishers to ensure their charge or pressure gauge needle points to the green “charged” zone and the extinguisher is otherwise in good working order.
4. STR Operators shall maintain a Commercial General Liability Insurance policy, specifically endorsed for Short Term Rentals, for a minimum limit of $500,000, from a firm licensed to provide insurance in Virginia. A certificate of insurance shall be provided with the STR registration, or if exempt, with the business license permit application.
5. The STR Operator, his or her employee, or an authorized independent contractor shall be able to respond to a guest, law enforcement or local official in order to address any issues within sixty (60) minutes.
6. The STR operator shall post or display in a prominent place in the STR the foregoing regulations of this section 154.184 in a minimum of 12 point font, and certify thereon that all regulations therein have been met.

§ 154.185 Prohibited Activity at Short Term Rentals

1. No commercial uses. Commercial uses, other than expressly permitted in this Zoning Ordinance, are prohibited. Inns, Hotels, Motels and Tourist Homes with a conditional use permit issued by the Town are not subject to this prohibition in Section 154.185(A).
2. No nuisances. No nuisances are permitted at an STR. No STR operator or other person shall cause or allow a disturbance or nuisance that significantly affects the surrounding neighborhood.
3. No disruptive parties. No STR Operator or other person shall allow, cause or participate in a disruptive party or other disruptive event at any Short Term Rental.
4. No “open invite” parties or events. No parties or events without a set list of guests are permitted. No parties or events advertised, on social media or otherwise, to the public or large groups of people are permitted.
5. No inconsistent noise or activity. The noise and activity at a Short Term Rental shall not be inconsistent with the typical level of noise and activity of the neighborhood in its vicinity.
6. Quiet hours. Quiet hours at an STR shall be from 11 p.m. to 7 a.m. During those hours, there shall be no noise audible at the property line of the STR. A violation of this subsection is declared to be a misdemeanor.
7. No Trespass. It is expressly forbidden for guests or visitors at an STR to trespass on the lands or property of another. A violation of this subsection is declared to be a misdemeanor.
8. Wood Burning Fire Pits. Guests and visitors at an STR may not use a wood burning fire pit.
9. The STR Operator shall post or display in a prominent place in the STR the foregoing regulations of this section 154.185 in a minimum of 12-point font, to fully inform the STR’s guests and visitors of this prohibited activity.

*POSTED AS REQUIRED BY TOWN CODE §§ 154.184 AND 154.185.*