

## Comparison of Farm Stay Listing Sites

The following table organizes some of the top sites for listing farm stays into three categories: General, Niche, and Travel Subscription. Sites in the General category tend to require more amenities to list and draw from a wider crowd. The Niche sites offer listings that range from a space to set up a tent to a fully equipped yurt to a stay in a local farmhouse; these sites tend to attract people looking for more of an experience. The Travel Subscription sites offer a free subscription/membership to their site in exchange for listing and tend to attract travelers looking for overnight stays using their RV or tent. Airbnb, VRBO, Yonder (currently US, UK and Italy only), Glamping Hub, Boondockers Welcome, Hipcamp (US, Canada, Australia) and Harvest Hosts (US and Canada only) offer international listings, while Dyrt, Farm Stay USA, and Tentrr are currently offered only in the US.

Hosts can list on multiple sites at once and can use calendar syncing software to help track bookings. Some booking sites will include calendar syncing, but it is important to make sure the calendar syncing goes both ways. For example, if your Airbnb calendar syncs (updates) with your Yonder bookings, be sure to check whether the Yonder calendar also syncs (updates) with your Airbnb bookings. If using multiple sites that do not sync, manually updating calendars daily is recommended. Listing sites will often have earned designations such as “Super Host” or “Star Host”. These designations can come with rewards like enhanced visibility of listings, cash to spend on your own vacation accommodation through the site, etc.

Some farm stay listing sites may calculate and charge local, state, and federal taxes for you, while others will not. Be sure to keep this in mind when listing your farm stay and tracking your income from the listing. Another important thing to keep in mind is insurance. While some sites offer liability insurance when listing with them, it is still recommended that you have your own policy for coverage. It is important to check with your local government to see if specific permits are required prior to listing your farm stay.

	Fee Structure	Requirements	Insurance	Support	Extras
General					
<b>Airbnb</b> <a href="https://www.airbnb.com/">https://www.airbnb.com/</a>	<b>Split fee structure:</b> split between host and guest  <b>Host-only structure:</b> host pays 14%-16%  Listing is free.	Must provide a clean space with basic amenities.  Responsiveness, accept reservation requests when available, avoid cancellations, maintain high overall ratings.	\$1M property damage protection included	24/7 support available	“Experiences” can be offered separately for an extra fee  Calendar syncing software included
<b>VRBO</b> <a href="https://www.vrbo.com/">https://www.vrbo.com/</a>	Hosts are charged a 5% commission, plus a 3% processing fee on the total  A subscription option of \$499/year is recommended to those with site income over \$10,000  Listing is free.	Must list entire property/home/cabin. Cannot list single rooms.	\$1M liability insurance	24/7 support available	Calendar syncing software included  Listing will also be displayed on affiliate sites such as HomeAway, Expedia, Trivago, and KAYAK.  Listing priority given to properties using commission over subscriptions

For more information, visit <https://www.uvm.edu/extension/vtagritourism>

Niche					
The Dyrt <a href="https://thedyrt.com/">https://thedyrt.com/</a>	Fee Structure	Requirements	Insurance	Support	Extras
	<p>The Dyrt does not charge a commission. The only fee is 3% for credit card processing.</p> <p>Guests are charged a fee per booking through website.</p> <p>Campgrounds are free to list and do not need booked through The Dyrt.</p>	<p>*Anyone can list a stay on Dyrt, but the host must claim the site to charge/offer booking through The Dyrt.</p> <p>Alternatively, the stay can be advertised on The Dyrt with a link to book elsewhere.</p>	<p>Host is responsible for providing own liability insurance.</p>	<p>Contact through email or in app</p>	
Farm Stay <a href="https://farmstayus.com/">https://farmstayus.com/</a>	<p>Basic Subscription: \$195/year paid by host</p> <p>Enhanced Subscription: \$395/year paid by host</p> <p>Individual Subscription: \$65/year</p> <p>Breakdown of plans can be found here: <a href="https://farmstayus.com/farmers-guide/promote-your-farm/">https://farmstayus.com/farmers-guide/promote-your-farm/</a></p>	<p>Must be a working farm, ranch, or vineyard with sales and/or self-sustaining</p> <p>Owners are either on-site or present (working the property)</p>	<p>Host is responsible for providing own liability insurance.</p>	<p>Support offered 9am-6pm PST 7 days a week through email and phone</p>	
Glamping Hub <a href="https://glampingmhub.com/">https://glampingmhub.com/</a>	<p>Hosts are charged a nonrefundable 4% commission on confirmed reservations.</p> <p>Guests are charged a 6%-12% fee.</p> <p>Listings are free.</p>	<p>Accommodation must fall under definition of glamping found here: <a href="https://dashboard.glampinghub.com/auto-building/requirements">https://dashboard.glampinghub.com/auto-building/requirements</a></p> <p>Immediate access to nature, provide basic amenities (bed, electricity, running water, linens, towels, etc.), good quality photos, and no visible highways or buildings from accommodation.</p>	<p>Host is responsible for providing own liability insurance.</p>	<p>Contact through phone or by email.</p>	<p>Marketing team will help create a custom listing.</p> <p>Calendar syncing software included.</p>

	Fee Structure	Requirements	Insurance	Support	Extras
<b>Hipcamp</b> <a href="https://www.hipcamp.com/en-US">https://www.hipcamp.com/en-US</a>	Hosts are charged a 10% fee on reservations.  Listings are free.	Bathroom facilities are required on properties less than 20 acres unless offering space for self-contained RV's only.	\$1M general liability insurance included	Contact through email or form on website	Host can offer extras on the site such as firewood, kayak rentals, guided hikes, etc.  Professional photographer offered in some regions  Fire ban notification to easily alert guests of fire bans and calendar syncing software included
<b>Travel Subscription Sites</b>					
<b>Boondockers Welcome</b> <a href="https://www.boondockerswelcome.com/">https://www.boondockerswelcome.com/</a>	Hosts cannot charge a fee for parking. If water/electric hookups are available, hosts can request to be compensated for use.  Boondockers Welcome members pay a yearly subscription. Hosts can earn free subscription credits.	Host must control the property and be able to legally park and RV overnight.  Water/electric is not required and hosts are not required to fit all RV sizes.	\$1M general liability insurance included	7 days a week customer support	Note: Boondockers Welcome and Harvest Hosts have merged but you can still access each platform. You can read more about the differences here: <a href="https://www.harvesthosts.com/blog/the-real-difference-between-harvest-hosts-and-boondockers-welcome-and-why-you-should-consider-both-for-your-next-road-trip">https://www.harvesthosts.com/blog/the-real-difference-between-harvest-hosts-and-boondockers-welcome-and-why-you-should-consider-both-for-your-next-road-trip</a>
<b>Harvest Hosts</b> <a href="https://harvesthosts.com/">https://harvesthosts.com/</a>	Hosts cannot charge a fee for parking for the first night. In exchange, the host receives a free membership to Harvest Hosts and guests are encouraged to support the host business.  No cost for listing.	Hosts must offer one overnight stay for members without camping fees and no minimum purchase requirement. Must have a business license, products for sale, a website/Facebook page, accessible parking, and make employee aware of the program and where members should park in the event the host is not available.	Host is responsible for providing own liability insurance.	Contact through email or form on website.	



Funding for this project was made possible by the U.S. Department of Agriculture’s (USDA) Agricultural Marketing Service through grant no. AM190100XXXXG100 and by the Agriculture Marketing Resource Center (AgMRC), located at Iowa State University, [www.agmrc.org](http://www.agmrc.org). AgMRC is a national website dedicated to providing information to producers and service providers on value-added agriculture businesses. Its contents are solely the responsibility of the authors and do not necessarily represent the official views of the USDA.

This work was done by the University of Vermont Extension in collaboration with Vermont Fresh Network, Dig In Vermont, and Farm Stay USA. Updated 7/2024

UVM Extension helps individuals and communities put research-based knowledge to work. Issued in furtherance of Cooperative Extension work, Acts of May 8 and June 30, 1914, in cooperation with the United States Department of Agriculture. University of Vermont Extension, Burlington, Vermont. University of Vermont Extension, and U.S. Department of Agriculture, cooperating, offer education and employment to everyone without regard to race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or familial status. Any reference to commercial products, trade names, or brand names is for information only, and no endorsement or approval is intended.