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Thornton vacation rental checklist

Adams County, Colorado | Rules checked November 8, 2026

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Thornton requires a short-term rental license and a business license, and you must collect and remit the city's lodging tax. We didn't find the fees or standards on the city's pages.

> The city's short-term rental fees, occupancy, and parking rules weren't on the page we read. Ask Thornton Code Compliance.

Licensing steps

STATE OF COLORADO

- [ ] **Get a state sales tax license**
  If you rent rooms or a home for stays under 30 days, Colorado requires a sales tax license from the Department of Revenue. Platforms like Airbnb collect the state and state-administered taxes on their bookings; you file for anything booked directly.
  MyBiz Colorado: https://mybiz.colorado.gov/

- [ ] **Check for home-rule city taxes**
  Many cities and mountain towns collect their own sales and lodging taxes. Platforms aren't required by the state to collect these, so you may need a separate city tax license and returns.

- [ ] **Get your county or city rental license**
  Most Colorado mountain counties and towns, and Denver, require a short-term rental license or permit, often with an inspection, an occupancy limit, posted information, and a local responder. Pick your area for the rules.

ADAMS COUNTY, COLORADO

- [ ] **Then your town or area**
  Cities and towns make their own rental rules inside their limits; the county's rules apply only outside them. Pick your area.

CITY OF THORNTON

- [ ] **Get both licenses**
  Get a Thornton short-term rental license (City Code 18-54 and 18-174) and a city business license before you rent.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, Adams County and RTD taxes, and Thornton city sales and lodging taxes. Airbnb and other platforms collect the state and state-administered taxes on their bookings; for direct bookings, file with the Colorado Department of Revenue. Thornton is home-rule; collect and remit the city lodging tax yourself unless the city confirms your platform does.

Official sources

Colorado Department of Revenue: Sales & Use Tax Topics: Rooms & Accommodations-
. https://tax.colorado.gov/sales-use-tax-topics-rooms-accommodations

Colorado Department of Revenue: Sales Tax Guide and Colorado Sales/Use Tax Rates (DR 1002)-
. https://tax.colorado.gov/sites/tax/files/Sales%2011.pdf

City of Thornton (311 knowledge base): Is a license required to operate a short-term rental?-
. https://thorntonco.qscend.com/311/knowledgebase/article/13262