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Westminster vacation rental checklist

Adams County, Colorado | Rules checked November 8, 2026

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Westminster licenses short-term rentals with no fee for the first two-year license and $200 to renew, one rental per person. You sign a safety affidavit for smoke and CO detectors and extinguishers, and pay the city's accommodations tax.

> Westminster spans Adams and Jefferson counties; the city rules are the same in both.

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 WESTMINSTER

- [ ] **Apply in the licensing portal**
  Submit a narrative or photos showing which parts of the home are rented, the recorded deed of trust, and a signed affidavit that the smoke detectors, CO detectors, fire extinguishers, and other required safety equipment work.
  Westminster short-term rentals: https://westminsterco.gov/Short-TermRentals
- [ ] **Renew every two years**
  The first license runs two years with no fee; renewal costs $200 plus a processing fee.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, Adams or Jefferson County and RTD taxes, and Westminster city sales and accommodations 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. Westminster is home-rule and requires you to remit its accommodations tax; ask the city whether your platform collects it.

Fees

Free for the first two years, then $200

Initial license (two years)	**$0**
Renewal	**$200 plus processing fee**

Who to contact

STR line: 303-658-2342
Sales tax licensing: 303-658-2065
24/7 complaint line: 303-867-7363

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 Westminster: Short-Term Rentals. https://westminsterco.gov/Short-TermRentals