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Aurora vacation rental checklist

Arapahoe County, Colorado | Rules checked November 8, 2026

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Aurora treats short-term rentals as lodging: you need a city lodger's tax license and may need a business license. Stays pay Aurora's 8% lodger's tax, about 12.25% to 13% in all, filed monthly with the city. We didn't confirm Aurora's zoning rules for rentals.

> Aurora spans Arapahoe, Adams, and Douglas counties; the city rules are the same in all three. We couldn't read the city's short-term rental FAQ, which covers zoning. Ask the city before you list.

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.

ARAPAHOE 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 AURORA

- [ ] **Get a city lodger's tax license**
  Advertising a stay under 30 days counts as providing lodging in Aurora. Get a City Lodger's Tax License, and ask Tax and Licensing whether you also need a business license.
  Aurora lodger's tax: https://www.auroragov.org/business_services/taxes/lodgers_tax
- [ ] **File monthly**
  Collect the tax on the full price charged and file by the 20th of the following month.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, 1% RTD, 0.1% cultural district, the county rate (0.25% to 1%), and Aurora's 8% lodger's tax. Airbnb and other platforms collect the state and state-administered taxes on their bookings; for direct bookings, file with the Colorado Department of Revenue. Aurora is a home-rule city and collects its own lodger's tax; ask the city whether your platform collects it for you.

Who to contact

City of Aurora: 303-739-7000
City email: access@auroragov.org

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 Aurora Tax and Licensing: Lodger's Tax. https://www.auroragov.org/business_services/taxes/lodgers_tax