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Englewood vacation rental checklist

Arapahoe County, Colorado | Rules checked November 8, 2026

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Englewood allows short-term rentals only in an owner's primary residence, lived in at least 185 days a year, in its residential zones. Up to 8 guests, a yearly in-person inspection, and a 3.8% city sales tax plus 2% lodger's tax that Airbnb and Vrbo collect.

> The FAQ doesn't give the short-term rental license fee; ask Community Development.

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 ENGLEWOOD

- [ ] **Check that you qualify**
  The home must be your primary residence (at least 185 days a year, and the address on your tax return) in an R-1, R-2, or MU-R-3 zone. Apartments in rental complexes, PUDs, and industrial zones are out. You can have at most two rental contracts at once.

- [ ] **Get a sales tax license and pass the inspection**
  Get a $25 city sales and use tax license (renewed every two years), then pass the yearly in-person inspection of extinguishers, smoke and CO detectors, and exits before the license is issued.
  Englewood STR FAQ:
  https://englewoodco.gov/government/city-departments/community-development/short-term-rentals-new/frequently-asked-questions-ab

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, Arapahoe County and RTD taxes, Englewood's 3.8% sales tax, and its 2% 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. If you rent only through Airbnb, Vrbo, or Evolve, they collect the city taxes; you still file a city return showing no tax due. Direct bookings: collect and remit yourself. Cleaning fees are taxable.

Inspection checklist

- [ ] **Yearly in-person inspection.** Fire extinguishers, CO and smoke detectors, exits.

Who to contact

Revenue Division: RevenueDiv@englewoodco.gov

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 Englewood Community Development: Short Term Rental FAQ.
https://englewoodco.gov/government/city-departments/community-development/short-term-rentals-new/frequently-asked-questions-about-short-term-rentals