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Lyons vacation rental checklist

Boulder County, Colorado | Rules checked November 8, 2026

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Lyons licenses short-term rentals in homes the owner lives in at least nine months a year, or units in its commercial districts. The license is $125, then $50 a year. Up to eight guests, self-inspection, and a 5% town lodging tax filed monthly.

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.

BOULDER 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.

TOWN OF LYONS

- [ ] **Check that you qualify**
  You must live in the home at least nine months a year, or the unit must be in the C, CEC, or CD district with a business open to the public on site at least nine months a year.

- [ ] **Self-inspect and apply**
  Complete the town's self-inspection checklist (smoke and carbon monoxide alarms in every bedroom and other rooms) and apply with the $125 fee. Accessible primary-residence rentals can get the fee waived.
  Lyons short-term rentals: https://townoflyons.com/592/Short-Term-Rentals

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus county, RTD, and town sales 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. Lyons also charges a 5% lodging tax: file the Lodging Occupation Tax Report by the 20th of each month, even when you owe nothing.

Fees

$125, then $50 a year

New STR license	**$125**
Renewal	**$50**

Inspection checklist

- [ ] **Smoke and carbon monoxide alarms.** In all bedrooms and other rooms; self-certified.

House rules for guests

Guests: 2 adults per bedroom, up to 8

Street parking: No more than 2 cars overnight

Who to contact

Town of Lyons: 303-823-6622
Lodging email: lodging@townoflyons.com

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

Town of Lyons: Short Term Rentals. https://townoflyons.com/592/Short-Term-Rentals