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Nederland vacation rental checklist

Boulder County, Colorado | Rules checked November 8, 2026

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Nederland licenses short-term rentals in your primary residence (up to 180 nights a year while you're away) or, for homes you don't live in, only in its downtown and commercial zones. You self-inspect, and pay the town's lodging tax of $4 per bedroom per night.

> Nederland paused new licenses in 2024 (Ordinance 849, extended to August 6, 2024). Ask the Town Clerk that new licenses are being issued and what the fee is.

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 NEDERLAND

- [ ] **Pick the license type**
  A primary residence license needs your ID plus a voter, vehicle, or tax document showing the address and an affidavit. A Class C license is only for homes in the CBD, GC, or I zones. One license per person.
- [ ] **Apply with the self-inspection form**
  Submit proof you own or lease the home, proof of liability insurance, the signed self-inspection form, and an acknowledgment that the town may inspect. Licenses last a year and expire at the end of the quarter they were issued.
  Nederland STR page: https://townofnederland.colorado.gov/permits/str
- [ ] **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. Nederland also charges $4 per defined bedroom per rented night, paid quarterly to the town with its remittance form.

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 Nederland: Short-Term Rentals (STR). https://townofnederland.colorado.gov/permits/str