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Idaho Springs vacation rental checklist

Clear Creek County, Colorado | Rules checked November 8, 2026

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Idaho Springs allows only 15 licensed short-term rentals at a time, all in the operator's primary residence; openings go by lottery. You need a delineated off-street parking plan, $1 million in insurance, an inspection every three years, posted evacuation directions, and a contact who responds within an hour.

> These rules come from a third-party copy of the city code, which doesn't give the fees. Confirm the fee and the cap with the City Clerk.

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.

CLEAR CREEK 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 IDAHO SPRINGS

- [ ] **Check for an opening**
  Only 15 licenses exist, and only for the operator's primary residence. When one opens, the city takes letters of intent and holds a lottery if more than one person applies. Ask the City Clerk where the list stands.
- [ ] **Prepare the parking plan**
  Draw a plan marking the off-street guest parking, on your lot or on a nearby lot under a signed agreement, and include an illustration or photos of the rooms you'll rent.
- [ ] **Apply and pass the inspection**
  Apply with proof of residence, $1 million in liability insurance, and the fee. Have a smoke detector, CO detector, and fire extinguisher in place; the city inspects before the first license and every three years after.
- [ ] **Post the rules and renew each year**
  Post parking rules and evacuation directions inside. Licenses run January to December; each year file a notarized affidavit of the nights rented and the sales and lodging taxes paid.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Clear Creek County and Idaho Springs city 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. Idaho Springs requires you to collect and remit city sales and lodging taxes; ask the city whether your platform collects them.

Inspection checklist

- [ ] **Smoke detector, CO detector, fire extinguisher.**
- [ ] **City inspection.** Before the first license and every three years.
- [ ] **Posted evacuation directions and parking rules.**
- [ ] **No fire pits or open burning.**

House rules for guests

Contact: Responds within 60 minutes, 24/7

Idaho Springs asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.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

Zoneomics (copy of the Idaho Springs code): Idaho Springs Municipal Code Sec. 21-33, Short-Term Rentals (copy)-
. https://www.zoneomics.com/code/idaho-springs-CO/chapter_3