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Unincorporated Clear Creek County vacation rental checklist

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

Outside Idaho Springs, Georgetown, Silver Plume, and Empire, Clear Creek County requires a yearly short-term rental license. Whole-home licenses for homes you don't live in are capped at 4.5% of homes and can't sit next to another one. Applications need a site plan with parking, trash, and snow storage; plan on one off-street space per bedroom, a yearly safety inspection, and an agent who answers within an hour.

> The ordinance leaves the dollar amounts to a separate county fee schedule we didn't read. Ask Clear Creek County Planning for the current fee and whether Standard licenses are available under the cap.

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.

CLEAR CREEK COUNTY (UNINCORPORATED AREAS)

- [ ] **Pick the license type**
  A Standard license covers any legal home, under the 4.5% cap and never next to another Standard rental. A Primary Residence - Occupied license lets you rent part of the home you live in full time. A Primary Residence - Seasonal license lets you rent the whole home up to 90 days a year if you live there at least nine months; ADUs don't qualify.

- [ ] **Draw the site plan**
  Make a scaled map (or a written description) showing the lot and boundaries, the house, parking, where trash and snow are stored, any grill or fire feature, and the number of bedrooms and guests. For a room rental, add a floor plan showing the rented part of the home.

- [ ] **Pass the safety inspection and apply**
  Have a 5 lb or larger fire extinguisher in view (checked yearly), smoke alarms, and carbon monoxide alarms, and pass the yearly safety inspection. Name a responsible agent who answers complaints within an hour, 24/7.
  Clear Creek County STR application:
  https://clearcreekcounty.us/FormCenter/Planning-4/Short-Term-Rental-Application-121

- [ ] **Post the license and guidebook**
  Post the license on or beside the entry door, 48 to 68 inches up, and keep a guest guidebook with a map of the parcel and parking and the evacuation routes. Renew at least 30 days before the license expires; late renewals are treated as expired.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Clear Creek County 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. At renewal you must show federal, state, and local taxes were paid.

Inspection checklist

- [ ] **Fire extinguisher, 5 lb or larger.** Visible and inspected every year.
- [ ] **Smoke and carbon monoxide alarms.**
- [ ] **Yearly safety inspection.** Or other proof the Chief Building Official accepts.
- [ ] **Guest guidebook with parcel and parking map.** Plus fire and emergency evacuation routes.

House rules for guests

Responsible agent: Responds within 1 hour, 24/7

Vehicles: No sleeping in cars or RVs

Unincorporated Clear Creek County 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

Clear Creek County Board of County Commissioners: Ordinance No. 19, Short-Term Rentals (2024)-
. https://clearcreekcounty.us/DocumentCenter/View/15238/Ordinance-19