LICENSEDRENTAL.COM

Unincorporated Custer County vacation rental checklist

Custer County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Outside Westcliffe and Silver Cliff, a short-term rental needs a county permit approved by the Planning Commission and County Commissioners. The application needs a scaled plot plan of buildings, well, and septic, an access and parking plan, two fire extinguishers, and a fire evacuation plan posted in the home.

> The application doesn't list the fee. Ask Planning and Zoning for the current fee and whether new permits are being accepted.

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.

CUSTER 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.

CUSTER COUNTY (UNINCORPORATED AREAS)

- [ ] **Prepare the plans**
  Prepare a plot plan or survey to scale showing buildings, wells, septic, distances to property lines, and access; an access and traffic plan showing parking; and a fire evacuation plan to post in the rental.
- [ ] **Gather permits and apply**
  Include your well permit number, septic permit and bedroom count, proof of utilities, proof your lodging tax is current, how you'll limit noise and smoke, and which platforms you list on. Submit at least 30 days before the meeting you want, with the fee by check.
  Custer County STR permit: https://custercounty-co.gov/custer-county-colorado-short-term-rental-permit-2
- [ ] **Attend the hearings**
  Commissioners or staff may visit the property, and you or your agent must attend. The Planning Commission and County Commissioners can approve, deny, or add conditions.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Custer 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. Keep your lodging tax current; the county checks it.

Inspection checklist

- [ ] **Two certified fire extinguishers.**
- [ ] **Posted fire evacuation plan.**

Who to contact

Custer County Planning and Zoning: 719-783-2669
Planning email: planning_zoning@CusterCountyGov.com

Unincorporated Custer 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

Custer County Planning and Zoning: Custer County Short-Term Rental Permit application-
. https://custercounty-co.gov/custer-county-colorado-short-term-rental-permit-2