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Avon vacation rental checklist

Eagle County, Colorado | Rules checked November 8, 2026

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Avon requires a town business license and sales tax license for every short-term rental, renewed yearly, with fees of $150 to $500 by type and size (2022 rates). Full-time rentals outside the town core are capped at 15% of the units on each property. Town taxes add 10%, and Airbnb and VRBO collect them.

> Fee amounts come from a 2022 news report; the town's current fee sheet wouldn't open. Confirm fees with the town.

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.

EAGLE COUNTY, COLORADO

- [ ] **Check your HOA or metro district**
  Outside town limits, the county doesn't license short-term rentals; Beaver Creek, Bachelor Gulch, Arrowhead, and other areas regulate through their HOAs and metro districts.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and 1.5% Eagle County sales tax (plus a regional transportation tax in some areas), and outside towns the 4% county lodging tax. Airbnb and other platforms collect the state and state-administered taxes on their bookings; for direct bookings, file with the Colorado Department of Revenue. Voters raised the county lodging tax from 2% to 4% in November 2025; ask the state when the new rate starts.

- [ ] **Then your town or area**
  Each town licenses its own short-term rentals and collects its own taxes; outside town limits the county's rules apply. Pick your area.

TOWN OF AVON

- [ ] **Pick a license type**
  Full (STR-F), resident-occupied (STR-RO, a full-time resident lives on site), or limited (STR-L, under 42 days a year). Only full licenses outside the town core are capped.

- [ ] **Check the map and availability**
  Look up your property on the town's STR Overlay and Town Core map and check the License Availability Report for open full licenses. Confirm your HOA allows short-term rentals.

- [ ] **Apply in MUNIRevs and sign the affidavit**
  Apply for the business and sales tax licenses in MUNIRevs. The affidavit confirms working smoke and CO alarms, egress windows, and handrails, and that you follow the town's parking, occupancy, and management-contact rules. Post the good neighbor guidelines and put "Avon Business License No." and your number in every ad.
  Avon short-term rentals: https://www.avon.org/2108/Short-Term-Rentals
- [ ] **Renew every year**
  MUNIRevs emails you a month before the license expires. If you don't renew and pay within 30 days after it expires, the license ends.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and 1.5% Eagle County sales tax plus Avon's 4% sales, 4% accommodations, and 2% STR housing 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. Airbnb, VRBO, and other platforms must collect and remit all three town taxes. For direct bookings, file town returns by the 20th of each month.

Fees

$150 to $500 a year

Resident-occupied	**$150**
Front desk or managed timeshare	**$250 plus $25 per bedroom**
Studio or 1 bedroom	**$350**
2 bedrooms	**$400**
3 bedrooms	**$450**
4 or more bedrooms	**$500**

Inspection checklist

- [ ] **Smoke and CO alarms, egress windows, handrails.** Confirmed in the approval affidavit.

Who to contact

Avon license and taxes: 970-748-4046
License and tax email: nsharpe@avon.org
Avon license availability: 970-748-4012
Availability email: eblock@avon.org

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

Eagle County Government: Draft Short-Term Rental Ordinance. https://eaglecounty.us/government/draft_short_term_rental_ordinance.php

Town of Vail Finance: Sales Tax. https://www.vail.gov/government/departments/finance/sales-tax

Vail Daily: Avon establishes a cap on short-term rentals with new ordinance (August 2022)-
. https://www.vaildaily.com/news/avon-establishes-a-cap-on-short-term-rentals-with-new-ordinance/

Town of Avon: Short-Term Rentals. https://www.avon.org/2108/Short-Term-Rentals

Vail Daily: Avon passes new short-term rental fees, management requirements (July 2022)-
. https://www.vaildaily.com/news/avon-passes-new-short-term-rental-fees-management-requirements/