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Basalt vacation rental checklist

Eagle County, Colorado | Rules checked November 8, 2026

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Basalt, which straddles Eagle and Pitkin counties, charges short-term rentals a $2,532 per bedroom yearly housing fee on top of a $300 license and a $150 inspection. Owners who rent their primary residence 60 days a year or less can be exempt from the per-bedroom fee. The town lodging tax rose to 6% in 2026.

> Part of Basalt is in Pitkin County; the town license and taxes apply on both sides of the county line, but ask which county sales tax applies to your address. The town page lists the lodging tax as both 4% and 6%; confirm the current rate 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 BASALT

- [ ] **Decide whether you qualify for the exemption**
  If the home is your primary residence and you'll rent it 60 days a year or less, file the exemption affidavit before your license is approved; the town won't consider it afterward. Everyone else pays $2,532 per bedroom each year.
- [ ] **Apply, pass the inspection, and pay**
  Apply for the STR business license and a town sales tax license before you advertise. The town inspects the rental ($150) and invoices the regulatory fee before final approval. From 2027, applications and renewals move to Rentalscape.
  Basalt STR license: https://www.basalt.net/713/Short-Term-Rental-Business-License

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state sales tax plus county, transit, and Basalt sales taxes and the town lodging tax (6% from January 2026). Airbnb and other platforms collect the state and state-administered taxes on their bookings; for direct bookings, file with the Colorado Department of Revenue. File the town lodging tax online by the 20th of each month, on the full charge including cleaning, pet, and booking fees. Ask the town whether Airbnb collects it.

Fees

$460 a year plus $2,532 per bedroom

STR business license (yearly)	**$300**
STR inspection (yearly)	**$150**
Sales tax license	**$10**
STR regulatory fee (yearly) Waived for primary residences rented 60 days a year or less.	**$2,532 per bedroom**

Inspection checklist

- [ ] **Town STR inspection.** Yearly, $150.

Who to contact

Basalt Planning Director: 970-279-4468
STR email: james.lindt@basalt.net
Basalt lodging tax: 970-279-4387
Tax email: Jenny.Aragon@basalt.net
Basalt Town Hall: 970-927-4701

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

Town of Basalt: Short-Term Rental Business License. https://www.basalt.net/713/Short-Term-Rental-Business-License