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# Vail vacation rental checklist

Eagle County, Colorado | Rules checked November 8, 2026

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Vail requires a short-term rental license ($260 a year, $50 in buildings with an on-site front desk) and a fire inspection every three years that checks for a posted egress plan. A local representative must respond within an hour (30 minutes overnight). Stays owe 9.4% sales tax plus a 1.4% marketing district lodging tax.

> Fines are $1,500 for a first violation and $2,650 for a second within a year; a third brings a three-year suspension. Vail voters rejected a lodging tax increase in November 2025.

## 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 VAIL

- [ ] **Apply before you advertise**
  Apply at least 30 days before advertising and pay $260 ($50 with on-site management). Renew by January 31; licenses end February 28 or when the property sells.
  Vail short-term rentals: https://www.vail.gov/government/departments/finance/short-term-rentals
- [ ] **Pass the fire inspection**
  The fire department inspects extinguishers, exits, the posted egress plan, smoke and CO detectors, occupant load, wiring and extension cords, portable heaters, and the posted address. Re-inspection can take up to 60 days.

- [ ] **Post the signs**
  Inside: license number, local representative, and address. Outside: a sign saying it's a short-term rental, with the local representative and the town complaint hotline.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 10.8%: 2.9% state, 1.5% county, 0.5% RTA, 4.5% Vail sales tax, and the 1.4% Vail Local Marketing District 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. Vail collects its own 4.5% sales tax; ask the town whether your platform collects it. File state and marketing district taxes through Revenue Online.

## Fees

$260 a year

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| Short-term rental license | **$260** |
| License in a building with on-site 24/7 management | **$50** |

## Inspection checklist

- [ ] **Posted egress plan.**
- [ ] **Smoke and CO detectors, fire extinguishers.**
- [ ] **Labeled electrical panel; no portable outdoor fireplaces.**

## Who to contact

**Vail STR office:** 970-477-3515
**STR email:** shorttermrentals@vail.gov

**Vail 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

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 Vail: Vail Town Code Title 4, Chapter 14: Short-Term Rentals. https://vail.gov/home/showpublisheddocument/4338/638521452610730000

Town of Vail Finance: Short-Term Rentals in Vail. https://www.vail.gov/government/departments/finance/short-term-rentals