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Colorado Springs vacation rental checklist

El Paso County, Colorado | Rules checked November 8, 2026

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Colorado Springs requires a $124.95 yearly permit for each short-term rental listing. Homes you don't live in are barred from single-family zones and must be 500 feet from another rental elsewhere; homes with an ADU can't get a new permit. Up to 15 guests, a contact who responds within an hour, and Airbnb collects the city sales tax.

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.

EL PASO 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.

CITY OF COLORADO SPRINGS

- [ ] **Check whether your home qualifies**
  If you live there at least 185 days a year, it can be a rental in any zone that allows homes. If you don't, it can't be in the R-E, R-1 6, R-1 9, or single-family PDZ zones, and must be at least 500 feet from another rental. Properties with an ADU can't get a new permit (since June 30, 2025).

- [ ] **Apply for a permit for each listing**
  Apply online with the checklist and owner acknowledgment, a signed affidavit, two proofs of residence (not mail), proof of $500,000 liability insurance (platform coverage counts), and a link to the listing, and pay $124.95. Any city taxes you owe must be paid first. Review takes up to 10 business days.
  Colorado Springs STR permits: https://coloradosprings.gov/str

- [ ] **Renew before it expires**
  Permits last one year, with no grace period. They can't be transferred to a new owner.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 8.2% (2.9% state, 1.23% El Paso County, 1% PPRTA, 3.07% city) plus the city's lodgers and auto rental tax (LART). Airbnb and other platforms collect the state and state-administered taxes on their bookings; for direct bookings, file with the Colorado Department of Revenue. Colorado Springs is a home-rule city; marketplace facilitators like Airbnb collect city sales tax under their own city licenses. For direct bookings, get a city sales tax license and file city sales tax and LART with the city.

Fees

$124.95 a year per listing

STR permit (each listing, yearly)	**$124.95**

House rules for guests

Guests: 2 per bedroom + 2, up to 15

Local contact: Responds within 1 hour, 24/7

Posted: Permit and Good Neighbor Guidelines
With the local contact, permit number, and valid-through date.

Parking: Driveway first

Events: No weddings or large events

Who to contact

STR permits: 719-385-5982
STR email: shorttermrentals@coloradosprings.gov

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

City of Colorado Springs Planning and Neighborhood Services: Short Term Rental Permits and Renewals. https://coloradosprings.gov/str

City of Colorado Springs Sales Tax: Sales Tax General Information. https://coloradosprings.gov/salestaxgeneralinfo