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Green Mountain Falls vacation rental checklist

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

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Green Mountain Falls requires a town business license ($75 a year) and a short-term rental license for each property (up to $500 the first year, $250 to renew). The town charges $4.50 per room per night in lodging tax, which Airbnb and Vrbo do not collect: you file it quarterly.

> Occupancy, parking, and safety standards are in Ordinance 2022-02, which we didn't read. Ask the Town Clerk.

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.

TOWN OF GREEN MOUNTAIN FALLS

- [ ] **Get a state sales tax license**
  You need a Colorado sales tax license before you apply to the town.

- [ ] **Apply for both town licenses**
  Apply online for the business license ($75) and a short-term rental license for each property (prorated from $500 in January down to $41.63 in December). Post the license inside the rental. Don't advertise until both are issued.
  Green Mountain Falls STR portal: https://gmf.munirevs.com/faq/

- [ ] **Renew by year end**
  Both licenses renew by December 31: $75 for the business license and $250 per rental property. A lapsed license may have to start over at the initial fee.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus El Paso County, PPRTA, and town sales taxes, plus the town's $4.50 per room night lodging occupation 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. Airbnb and Vrbo don't collect the town lodging tax. File it with the town 15 days after each quarter (zero returns too); late returns pay a 15% penalty.

Fees

Up to $575 the first year, $325 a year after

Business license (yearly)	**$75**
STR license, first year Prorated by the month you apply.	**$41.63 to $500**
STR license renewal (each property)	**$250**
Late lodging tax	**15% of tax due**

Who to contact

Town Clerk: clerk@gmfco.us
GovOS license support: 888-751-1911

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

Town of Green Mountain Falls (MuniRevs / GovOS): Short-Term Rental FAQ. https://gmf.munirevs.com/faq/