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Manitou Springs vacation rental checklist

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

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Manitou Springs caps short-term rentals at 2% of the city's homes, requires the owner to live on the property at least 185 days a year, and keeps rentals 500 feet apart. You must post an evacuation route, extinguisher and CO alarm locations, and house limits by the front door.

> These rules come from a third-party copy of the city code; we couldn't find the city's own STR page. Confirm fees and the cap count with the city.

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 MANITOU SPRINGS

- [ ] **Check the cap and spacing**
  Short-term rentals are allowed in the residential zones (GR, LDR, HDR, HLDR) but are capped at 2% of the city's homes and must be 500 feet from another rental. Ask the city whether permits are available. ADUs can't be rentals.

- [ ] **Apply for a permit**
  Sign an affidavit that the property is your primary residence at least 185 days a year. The permit is yours, not the property's: it ends when you sell. Renew every year and rent at least 21 days a year to keep it.

- [ ] **Post the notice and evacuation route**
  Near the front door and in the rental contract, post the maximum guests and vehicles, trash rules, your contact, where the extinguishers and CO alarms are, noise rules, and an evacuation route with emergency instructions.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus El Paso County, PPRTA, and Manitou Springs city 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. Manitou Springs is a home-rule city; ask the city whether it charges a lodging tax and whether platforms collect city taxes.

Inspection checklist

- [ ] **Fire extinguisher on every floor.** Location clearly marked.
- [ ] **CO alarms within 15 feet of each bedroom door.**
- [ ] **Posted evacuation route.**
- [ ] **City inspection.** With your permission and 24 hours' notice.

House rules for guests

Listings: Permit number and code compliance statement **Contact changes: Within 24 hours**
Send the city a copy of each listing.

Manitou Springs 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

Zoneomics (copy of the Manitou Springs code): Land Use and Development Code Sec. 18.04.5.4, Short-Term Rentals (copy)-
. https://www.zoneomics.com/code/manitou-springs-CO/chapter_4