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Carbondale vacation rental checklist

Garfield County, Colorado | Rules checked November 8, 2026

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Carbondale licenses short-term rentals mainly for owners who live in the home at least 183 days a year; licenses for homes that aren't a primary residence are limited to 50, with a waitlist. Every rental gets a town building inspection. Stays owe a 6% town STR tax plus the 2% lodging tax and sales taxes.

> The town page describes where non-primary licenses are allowed in two different ways (only in the Historic Commercial Core, and 50 licenses outside it). Ask the town which applies to your address.

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.

GARFIELD COUNTY, COLORADO

- [ ] **Get a state sales tax license**
  Needed for any rental unless a platform covers all your taxes.
- [ ] **Then your town or area**
  Towns set their own rental licenses and collect their own taxes, and the county's rules cover only areas outside town limits. Pick your area.

TOWN OF CARBONDALE

- [ ] **Pick your license**
  If you live in the home at least 183 days a year, apply for a primary residence license with proof such as a driver's license, voter registration, or tax return. Otherwise you need one of the 50 non-primary licenses; extra applicants go on a waitlist. Deed-restricted Community Housing units can't be licensed, and a town license doesn't override HOA covenants.
- [ ] **Apply online and pass the inspection**
  Apply through the town's online licensing portal and name a local contact who answers 24/7 and can be there within 60 minutes. The Building Department then inspects in person with you or your manager present: egress windows in every bedroom, smoke and CO alarms, and fire extinguishers near the stove and outside.
  Carbondale STR license: https://www.carbondalegov.org/i_want_to/apply_for/short_term_rental_license.php
- [ ] **Renew yearly**
  Licenses expire a year after they're issued; renewals resubmit the same documents. Put the license number in every ad.

- [ ] **Taxes on each stay**
  Stays under 30 days owe state, Garfield County, and town sales taxes plus Carbondale's 2% lodging tax and 6% STR 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. Even if you list on Airbnb or VRBO, file the town return every month; taxes the platform already paid are credited against what you owe.

Fees

$100 to $875 a year by bedrooms and license type

Owner-occupied (per bedroom)	**$100, $400 max**
Non-owner-occupied (per bedroom)	**$175, $875 max**

Inspection checklist

- [ ] **Egress windows.** In every bedroom.
- [ ] **Smoke and carbon monoxide alarms.** Per the current building code.
- [ ] **Fire extinguishers.** Near cooking appliances, inside and outside.

House rules for guests

Local contact: 24/7, on site within 60 minutes
Also keeps parking areas clear of snow and ice.

Who to contact

Carbondale Town Hall: 970-963-2733

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 Carbondale: Short-Term Rentals (apply for a short-term rental license)-
. https://www.carbondalegov.org/i_want_to/apply_for/short_term_rental_license.php