LICENSEDRENTAL.COM

Glenwood Springs vacation rental checklist

Garfield County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Glenwood Springs caps short-term rentals at a share of homes (7% outside downtown, 18% downtown), spaces them 250 feet apart outside downtown, and inspects each rental for fire safety before every two-year permit. A responder must be within 30 minutes.

> Our source is a 2019 report on the ordinance; we couldn't read the city's current page. Confirm fees, caps, and tax rates with the city before you apply.

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.

CITY OF GLENWOOD SPRINGS

- [ ] **Check the cap and spacing**
  Outside the downtown improvement district, rentals are limited to 7% of free-market homes and must be 250 feet apart; downtown, 18%. Whole-home rentals mail notice to neighbors within 250 feet.
- [ ] **Pass the safety inspection**
  The city inspects smoke and carbon monoxide alarms, fire extinguishers, exits and egress, and handrails when you apply and at each renewal.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state sales tax plus Garfield County and City of Glenwood Springs sales and accommodations 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. Glenwood Springs collects its own taxes; you must keep up with city lodging tax filings or lose the permit. Ask the city whether Airbnb collects them.

Fees

$500 the first time, $300 every two years (2019 rates)

Short-term rental permit	**$500, then $300 every two years**
Accessory tourist rental permit	**$300, then $150 every two years**

Inspection checklist

- ☐ **Smoke and carbon monoxide alarms, extinguishers, egress, handrails.** Checked at application and renewal.

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

Glenwood Springs Post Independent (via Aspen Times): Glenwood City Council finally adopts new vacation rental rules (June 29, 2019).
https://aspentimes.com/news/local/glenwood-city-council-finally-adopts-new-vacation-rental-rules