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Unincorporated Gilpin County vacation rental checklist

Gilpin County, Colorado | Rules checked November 8, 2026

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Outside Black Hawk and Central City, Gilpin County licenses short-term rentals in two tiers. Tier 1 is for a part of the home you live in, rented while you're there, with no cap. Tier 2 covers everything else, is capped at 155 licenses (full, with a waitlist), and needs an agent who can respond within 30 minutes.

> The county page links a draft of Ordinance 26-01 pending the signed copy, and its fee schedule and inspection checklist weren't read. Ask Community Development for current fees and the waitlist length.

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.

GILPIN 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.

GILPIN COUNTY (UNINCORPORATED AREAS)

- [ ] **Pick your tier**
  If you live in the home and will be there during stays, renting only part of it, apply for Tier 1. A whole-home rental is Tier 2, and the Tier 2 cap is full, so join the waitlist. Advertising a whole house under a Tier 1 license is a violation.

- [ ] **Apply with the submittal checklist**
  Use the county's application submittal checklist and initial site inspection checklist, and pay the fee from the county fee schedule. Get the license before you advertise.
  Gilpin County short-term rentals:
  https://gilpincounty.colorado.gov/departments-offices/community-development/short-term-rentals

- [ ] **Name a responsible agent (Tier 2)**
  The agent must be available 24/7 and respond within 30 minutes; not responding and trying to fix a real violation within an hour is itself a violation. Send written notice of the agent to adjacent owners.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, Gilpin County sales tax, and the 6% county lodging 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. The county lodging tax is state-administered, so platforms collect it.

Who to contact

Gilpin County: 303-582-5214

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

Gilpin County Community Development: Short Term Rentals-
. https://gilpincounty.colorado.gov/departments-offices/community-development/short-term-rentals

Avalara MyLodgeTax: Colorado voters approve new lodging taxes impacting short-term rentals (November 2025)-
. https://www.avalara.com/mylodgetax/en/blog/2025/11/colorado-voters-approve-new-lodging-taxes-impacting-short-term-rentals.html