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Fraser vacation rental checklist

Grand County, Colorado | Rules checked November 8, 2026

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Fraser charges a $150 application fee plus $350 per bedroom a year for a short-term rental permit. You need a parking plan and an online fire inspection from East Grand Fire, and someone must respond within 90 minutes around the clock. Stays owe about 11.2% in taxes, all filed with the state.

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.

GRAND COUNTY, COLORADO

- [ ] **Then your town or area**
  Each town licenses its own short-term rentals and collects its own taxes; outside town limits the county's rules apply. Pick your area.

TOWN OF FRASER

- [ ] **Get the fire inspection**
  Complete East Grand Fire's $100 online self-inspection for a Certificate of Inspection. Have smoke and CO detectors, an extinguisher on every floor, and doors and windows clear of snow.

- [ ] **Make a parking plan**
  Show where guests park, using private driveways first and the street only where allowed.

- [ ] **Register online**
  Register through the town's Deckard portal, pay the fees, and get an operating license (or use your manager's business license). Put the permit number on listings.
  Fraser STR portal: https://portal.deckard.com/co-grand-town_of_fraser-str-portal

- [ ] **Taxes on each stay**
  Stays under 30 days owe about 11.2%: 2.9% state, 1.3% county, 5% town sales tax, and the 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. Fraser's taxes are filed through the Department of Revenue, so platforms collect them. The town asks for a booking receipt showing tax collection within 60 days.

Fees

$150 plus $350 per bedroom a year, plus $40

Application fee (yearly)	**$150**
Permit fee (per bedroom, yearly)	**$350**
Operating license	**$40**
East Grand Fire self-inspection	**$100**

Inspection checklist

- [ ] **Smoke and CO detectors.**
- [ ] **Fire extinguisher on every floor.**
- [ ] **Egress doors and windows clear.**

Who to contact

Fraser STR: 970-531-7984
STR email: str@town.fraser.co.us

Fraser 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

Town of Fraser: Short Term Rental. https://frasercolorado.com/303/Short-Term-Rental