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Grand Lake vacation rental checklist

Grand County, Colorado | Rules checked November 8, 2026

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Grand Lake requires a yearly nightly rental license priced by guest count ($700 to $2,000, plus $165 the first time), a yearly fire inspection from Grand Lake Fire, and a site plan showing parking, snow storage, and trash. A local emergency contact must live within 45 minutes. Violations cost $1,500 each.

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 GRAND LAKE

- [ ] **Book the fire inspection**
  Schedule Grand Lake Fire's fire and life safety inspection online ($150 for a studio or one-bedroom, $250 for two or three bedrooms, $350 for four or more). Clear snow first. You'll need the passed report, not the invoice, every year before you apply or renew.
  Grand Lake Fire STR inspections: https://www.grandlakefire.org/short-term-rental-inspections

- [ ] **Draw the site plan**
  Show the building layout, pedestrian and vehicle entries and exits, each parking space, snow storage equal to a third of the parking and driveway area, the number of trash cans, and your trash company. A hand drawing or marked-up map screenshot is fine.

- [ ] **Apply in MUNIRevs**
  Apply with the inspection report, site plan, proof of insurance, HOA approval if needed, your manager's contact details, and a local emergency contact who lives within a 45-minute drive. Pay the $165 application fee and the yearly fee for your occupancy. Neighbors within 100 feet get notice once the license is issued.
  Grand Lake nightly rental licenses: https://www.townofgrandlake.com/administration/page/nightly-rental-licenses

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and 1.3% county sales tax plus the county lodging tax and Grand Lake's town 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. The town says nightly rental taxes are administered through the Colorado Department of Revenue; ask the town for its rates.

Fees

$865 to $2,165 the first year, plus the fire inspection

Application (first license only)	**$165**
Yearly license, 1-3 guests	**$700**
Yearly license, 4-6 guests	**$900**
Yearly license, 7-10 guests	**$1,100**
Yearly license, 11+ guests	**$2,000**
Grand Lake Fire inspection (yearly)	**$150 to $350 by bedrooms**

Inspection checklist

- [ ] **Grand Lake Fire inspection.** Exits and egress, occupant load, open flames, wiring, alarms, key boxes, and fire truck access, among 29 fire code areas.

House rules for guests

Parking: Studio/1BR 1, 2BR 1.5, 3BR 2, 4+BR 2.5 spaces
Overflow only in town-designated lots; not on landscaping or the street.

Fines: $1,500 per violation
Three in a year: six-month suspension; five: revocation.

Who to contact

STR email: str@toglco.com
Grand Lake Town Hall: 970-627-3435
STR complaint hotline: 970-549-2164
Grand Lake Fire: 970-627-8428
Grand Lake Fire email: admin@grandlakefire.org

Grand Lake 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

Grand Lake Fire Protection District: Short Term Rental Fire and Life Safety Inspection. https://www.grandlakefire.org/short-term-rental-inspections

Town of Grand Lake: Nightly Rental Licenses. https://www.townofgrandlake.com/administration/page/nightly-rental-licenses