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Golden vacation rental checklist

Jefferson County, Colorado | Rules checked November 8, 2026

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Golden, one of Colorado's top-earning rental markets per listing, allows short-term rentals only in the owner's primary residence, lived in at least ten months a year, with one per lot and up to four adults plus dependents. Licenses last two years.

> Fines are $150, $300, then $1,000 for repeat violations. These rules come from a third-party copy of the city code; confirm fees with the city.

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.

JEFFERSON 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.

CITY OF GOLDEN

- [ ] **Check that you qualify**
  You must live in the rental or on the same lot at least ten months a year, shown by two documents such as your driver's license and voter registration. Only one unit per lot, ADUs included, can be licensed.
- [ ] **Apply for the license**
  Apply with your sales and use tax license, proof of fire, hazard, and liability insurance, and where guests will park (off-street parking must meet code). Have a smoke alarm, carbon monoxide alarm, and fire extinguisher in place; the city may inspect.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Jefferson County, RTD, and Golden city 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. Golden is a home-rule city and requires a city sales and use tax license for each rental; ask the city whether your platform collects city tax.

Inspection checklist

- [ ] **Smoke alarm, CO alarm, fire extinguisher.** In each unit; the city may inspect.

House rules for guests

Guests: 4 adults plus dependents

Listings: License number and maximum occupancy

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

Zoneomics (copy of the Golden code): Golden Municipal Code Chapter 18.22, Temporary Lodging (copy)-
. https://www.zoneomics.com/code/golden-CO/chapter_6