LICENSEDRENTAL.COM

Estes Park vacation rental checklist

Larimer County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Estes Park caps vacation homes in its residential zones at 322, with a short waitlist filled by lottery; commercial zones have no cap. A license costs $200 plus $50 per bedroom plus a $1,500 workforce housing fee each year, after a compliance and life-safety inspection. Stays pay 14.45%, all collected by the state, so Airbnb collects it all.

> The town page still mentions a 2021 moratorium on the residential waitlist alongside the 2025 lottery process. Ask the Clerk where the waitlist stands before you buy.

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.

LARIMER 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.

TOWN OF ESTES PARK

- [ ] **Check your zone and the waitlist**
  In residential zones (RE, RE-1, E, E-1, R, R-1, R-2, RM) new licenses come off a waitlist; when it drops to ten or fewer after the January 31 renewal deadline, the town holds a lottery to refill it to 30. Commercial-zone homes are licensed as applications arrive. Check the town zoning map.

- [ ] **Get a state sales tax account**
  You need a Colorado sales tax account number to apply. Estes Park is a statutory town, so the state collects every tax on the stay.

- [ ] **Apply and pass the inspections**
  Submit the online application with proof of ownership, your sales tax account number, and a $200 deposit. Code enforcement does an initial compliance inspection, and the home must pass a life-safety inspection before the license is issued.
  Estes Park vacation home licensing: https://estespark.colorado.gov/vacationhomelicensing

- [ ] **Renew by January 31**
  Pay the base fee, the per-bedroom fee, and the workforce housing linkage fee every year by January 31. Renewal notices go out in early December.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 14.45%: 2.9% state, 1.05% Larimer County, 5% town, and the 5.5% Estes Park Local Marketing District 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. All of these are state-administered, so Airbnb and Vrbo collect them on their bookings. For direct bookings, file the sales tax and the marketing district tax (form DR 1490) with the state.

Fees

A three-bedroom home pays $1,850 for 2026

Application deposit (credited to the license fee)	**$200**
Annual base fee	**$200**
Per bedroom, yearly	**$50**
Workforce Housing Regulatory Linkage Fee, yearly	**$1,500 (2026); $1,550 (2027)**

Inspection checklist

- [ ] **Initial compliance inspection.** By the town code enforcement officer.
- [ ] **Life-safety inspection.** Before the license is approved; requirements are on the town's building forms page.

House rules for guests

Guests: 2 per bedroom + 2, up to 8
Nine or more only for licenses applied for before March 31, 2017, on at least an acre.

Responder: 20 to 30 minutes

Who to contact

Town Clerk: 970-577-4777
Town Clerk email: townclerk@estes.org
24/7 vacation home hotline: 970-577-4787

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 Estes Park, Town Clerk's Office: Vacation Home Licensing. https://estespark.colorado.gov/vacationhomelicensing

Town of Estes Park: Sales Tax. https://estespark.colorado.gov/salestax