LICENSEDRENTAL.COM

Fort Collins vacation rental checklist

Larimer County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Fort Collins licenses two kinds of short-term rentals: primary (your own home) and non-primary, each allowed only in mapped zones. The license costs $500 a year, needs off-street parking by bedroom count and a contact who can be there within four hours, and Airbnb collects the city's sales and lodging taxes.

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.

CITY OF FORT COLLINS

- [ ] **Check the zoning map**
  Find your address on the city's STR zoning map to see whether a primary rental, a non-primary rental, or neither is allowed. Only the owner may operate, and only one party may rent at a time.

- [ ] **Get a city sales and lodging tax license**
  Get it before you apply (about 5 to 7 days). File returns on time even when no tax is due, or pay a $25 assessment.

- [ ] **Apply online**
  Apply in the Fort Collins online tax system with proof of ownership, proof of residence for a primary rental, proof of liability insurance, and photos of the rental space, and pay $500. Approval takes about 7 to 10 business days.
  Fort Collins short-term rentals: https://www.fortcollins.gov/Services/Housing/Short-Term-Rentals

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, Larimer County sales tax, and Fort Collins's own sales and lodging 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. Fort Collins is a home-rule city, but Airbnb and similar sites collect the city sales and lodging taxes for you. For direct bookings, collect and file them with the city.

Fees

$500 a year

Application	**$500**
Annual renewal (by June 30)	**$500**
Late tax return	**$25**

House rules for guests

Parking: 1 space for 1-2 bedrooms, 2 for 3-4, 3 for 5-6

Posted: Printed license in the rental
License number on every listing.

Who to contact

STR applications: salestax@fortcollins.gov
STR zoning: zoning@fortcollins.gov
Building Services: 970-416-2757

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

City of Fort Collins: Short-Term Rentals. https://www.fortcollins.gov/Services/Housing/Short-Term-Rentals