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Unincorporated Larimer County vacation rental checklist

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Larimer County, Colorado | Rules checked November 8, 2026

Outside city and town limits, Larimer County requires a short-term rental license with a pre-application meeting, a planning review, a conversion building permit, and a 22-item life-safety inspection. Up to 10 guests, one rental per property, spacing from other rentals and parks, and a cap of 208 licenses in the Estes Valley's residential zones. The review needs a dimensioned floor plan and a site plan.

> Estes Park's town page says 266 licenses went to unincorporated Larimer County when the shared Estes Valley cap was split in 2020; the county's own page says the cap is 208. Ask the county.

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.

LARIMER COUNTY (UNINCORPORATED AREAS)

- [ ] **Check eligibility and book a pre-application meeting**
  Confirm your zone is eligible, the home and parking are out of the floodplain, and you are 500 feet from other rentals and county parks. In Estes Valley residential zones, join the waitlist. A pre-application meeting with the county is required before any lodging application.

- [ ] **Prepare the drawings and access certificate**
  Draw a floor plan of each level to scale or with room dimensions, labeling bedrooms, baths, stoves, doors, windows, and where the smoke and carbon monoxide alarms, extinguishers, and cooktop fire-stop are, plus a site plan showing which building is the rental. Unless you take access from a state highway or numbered county road, a professional engineer must certify the access road.

- [ ] **Get planning approval and the conversion permit**
  Planning review (administrative special review, site plan, or special review, depending on your zone) takes at least 21 days. Then the Building Division issues an STR conversion permit.

- [ ] **Pass the life-safety inspection**
  Schedule it through the county's online portal within six months of the permit, with an adult present. You then get a certificate of occupancy and your license, and must give the property manager's contact details to neighbors within 500 feet.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Larimer County sales 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. In the Estes Valley, the Estes Park Local Marketing District's lodging tax also applies; ask the county whether your address is inside the district.

Fees

About $840 to start through site plan review, plus $250 every two years

Development review (site plan review) Other review types have their own fees.	**$542**
STR conversion building permit	**$300**
License renewal (every two years, from January 1, 2026) Listed on the county STR page.	**$250**

Inspection checklist

- [ ] **Egress openings in every sleeping room.** Openable without tools; window wells at least 9 sq ft.
- [ ] **Interconnected smoke alarms and CO alarms.**
- [ ] **Fire extinguishers (1-A:10-B:C) and stovetop fire-stop.**
- [ ] **No ventless gas appliances; garage fire separation.**
- [ ] **Wildfire defensible space; solid-fuel fire pits locked off.**
- [ ] **Operations manual with exit maps and escape routes.** Plus entrance/exit signs at each exterior door.
- [ ] **Septic approved by the Health Department.**
- [ ] **Address numbers at least 4 inches tall.**

House rules for guests

Rentals per property: One

Complaints: Three strikes
Three valid complaints open a code case and a review of the approval.

Who to contact

Larimer County Planning: 970-498-7679
Community Development: 970-498-7683
STR complaint line: 970-236-7574
Planning email: planning@larimer.org

Unincorporated Larimer County 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

Larimer County Planning Division: Short-term rental general information handout (December 2024)-
. https://www.larimer.gov/sites/default/files/str-general-info-handout.pdf

A plain-language summary of public rules, not legal advice. Confirm with Larimer County (unincorporated areas) before you rent. Latest version: licensedrental.com/co/larimer/unincorporated

Larimer County Community Development: Short-term rental review process guide: Site Plan-
. https://www.larimer.gov/sites/default/files/uploads/2023/short-term_rental_review_process_guide_-_site_plan.pdf

Larimer County Community Development, Planning Division: Short-Term Rentals. https://www.larimer.gov/short-term-rentals

Larimer County Building Division: STR life safety survey handout. https://www.larimer.org/sites/default/files/str_life_safety_survey_handout.pdf