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Fruita vacation rental checklist

Mesa County, Colorado | Rules checked November 8, 2026

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Fruita requires a short-term rental permit (renewed each year by December 1) and a $30 city business license. Downtown is capped at 65 rentals, most newer neighborhoods have HOAs that bar them, and permitted rentals must be rented at least 45 days a year. Stays owe 8.27% sales tax plus a 6% city lodging tax.

> Renting without a permit can bring fines up to $1,000 a day. The city page doesn't list occupancy, parking, or safety rules; see Fruita code Section 17.09.100 or ask 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.

MESA COUNTY, COLORADO

- [ ] **Get a state sales tax license**
  Needed for any rental unless a platform covers all your taxes.
- [ ] **Then your town or area**
  Towns set their own rental licenses and collect their own taxes, and the county's rules cover only areas outside town limits. Pick your area.

CITY OF FRUITA

- [ ] **Check your location and HOA**
  Downtown (the triangle bounded by Ottley Avenue, Highway 6 & 50, and Pine Street) allows 65 rentals. Most newer neighborhoods outside it are run by HOAs that generally don't allow short-term rentals; if yours does, follow its rules and fees.
- [ ] **Apply for the permit and business license**
  Create a CloudPermit account and apply under Licensing, naming a local point of contact. Get a city business license ($30 a year) from the City Clerk. Both end when the home sells.
  Fruita short-term rentals: https://www.fruita.org/625
- [ ] **Renew every fall**
  Update your information in November and renew the permit by December 1; business license renewals are due January 2. Rent at least 45 days a year to stay eligible.

☐ **Taxes on each stay**
Stays under 30 days owe 8.27% sales tax plus Fruita's 6% lodging 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. Pay the city lodging tax directly to the City of Fruita by the 20th of each month (you keep 3S% as a collection fee). The city page doesn't say whether Airbnb collects it.

Fees

$30 business license plus the permit application fee

City business license (yearly)	**$30**
STR permit application Ask Community Development.	**Not stated**

Who to contact

Fruita Community Development (STRs): 970-858-0763
Deputy City Clerk: 970-858-3663

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 Fruita: Short-Term Rentals. https://www.fruita.org/625