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Grand Junction vacation rental checklist

Mesa County, Colorado | Rules checked November 8, 2026

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Grand Junction requires a yearly short-term rental license ($275 to apply). Whole-home rentals are capped at 7% of residential lots downtown and 3% elsewhere; renting a room or an accessory unit counts separately. All licenses renew in January.

> The city page doesn't list the renewal fee, occupancy, parking, or safety rules; ask the city for the current ordinance and checklist.

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 GRAND JUNCTION

- [ ] **Check the neighborhood cap**
  A primary rental (the whole dwelling) counts against the cap: 7% of residential lots downtown and 3% elsewhere. A secondary rental (some bedrooms, or an accessory dwelling unit) is allowed alongside it on lots with four or fewer units. Buildings of five or more units can rent up to 10% of units.

- [ ] **Apply and renew each January**
  Apply on the city's short-term rental page and pay the $275 application fee. Every license expires on the same date and renews in January; fees aren't prorated. Building code questions go to the Mesa County Building Department.
  Grand Junction STRs: https://www.gjcity.org/379/Short-Term-Rentals

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state sales tax plus Mesa County and City of Grand Junction 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. Grand Junction collects its own sales and lodging taxes; ask the city whether Airbnb collects them.

Fees

$275 to apply, plus a yearly renewal

Application	**$275 per property**

Who to contact

Grand Junction STR licensing: 970-256-4019
STR email: jacobk@gjcity.org
Mesa County Building Department: 970-244-1631

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 Grand Junction: Short-Term Rentals. https://www.gjcity.org/379/Short-Term-Rentals