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Palisade vacation rental checklist

Mesa County, Colorado | Rules checked November 8, 2026

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Palisade allows only 24 short-term vacation rentals in town: 12 for residents renting their own home and 12 for investors. The permit is $350 a year, applications are taken only in January and February, and you need a fire department inspection, a site plan showing parking, and certified-mail notice to neighbors within 150 feet.

> The application form is undated; confirm the fee and how many permits are open with the town.

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.

TOWN OF PALISADE

- [ ] **Check the cap and permit type**
  A Resident permit needs ID or voter registration at the address; an Investment permit doesn't. Each type is capped at 12 in town limits.
- [ ] **Draw the site plan and write the management plan**
  Show the parking spaces (at least one on-site space per two bedrooms) and outdoor amenities on a site plan. The management plan covers 24/7 contact (a manager must be within 25 miles), parking, trash, check-in and check-out, pets, emergencies, outdoor fires, amplified sound, and noise.
- [ ] **Get the fire inspection and notify neighbors**
  Attach a fire department safety inspection report, proof of insurance that covers rental use, and certified-mail receipts showing you notified every property within 150 feet.

- [ ] **Apply in January or February**
  Submit the application, a business license application if you don't have one, and the $350 fee between January 1 and February 28. Permits expire March 31.
  Palisade STVR application:
  https://palisade.colorado.gov/sites/palisade/files/documents/STVR%20PERMIT_FInal_New%20App_Fillable.pdf
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state sales tax plus Mesa County and Town of Palisade 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. Ask the town for its lodging tax rate and whether Airbnb collects it.

Fees

$350 a year

STVR permit, Resident or Investment (yearly)	**$350**

Inspection checklist

- [ ] **Fire department safety inspection.** Report attached to the application.

House rules for guests

Guests: 2 per legal bedroom

Parking: One on-site space per two bedrooms

Manager: 24/7, within 25 miles

Who to contact

Palisade Town Hall: 970-464-5602

Palisade 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

Town of Palisade: Short-Term Vacation Rental (STVR) Permit Application (fillable, undated)-
. https://palisade.colorado.gov/sites/palisade/files/documents/STVR%20PERMIT_FInal_New%20App_Fillable.pdf