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Ridgway vacation rental checklist

Ouray County, Colorado | Rules checked November 8, 2026

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Ridgway requires a short-term rental license ($500 new, $400 to renew, good for two years) and a town inspection each time. Homes must have two off-street parking spaces and a local agent within 20 minutes. Owners file town sales and lodging taxes monthly.

> We read the 2025 application form; ask the town for the lodging tax rate and the full rules in its code.

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.

OURAY 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 RIDGWAY

- [ ] **Check eligibility**
  The home must have no more than five bedrooms or ten adult guests. In the DS, HB, and GC zones a building can have no more than five short-term rentals. Duplexes and accessory units have extra ownership questions, and HOA approval is needed where it applies.

- [ ] **Apply with your sales tax license**
  Submit the application with your sales tax license, proof of ownership, any HOA approval, and the fee. The town may ask for a floor plan. Missing items must be supplied within 14 days.
  Ridgway STR application:
  https://townofridgway.colorado.gov/sites/townofridgway/files/documents/STR%20License%20Application_2025_%20Fillable.pdf

- [ ] **Pass the inspection and post the information**
  The town inspects at approval and every renewal ($50). Have a fire extinguisher, smoke alarms, and a CO detector; post the address and emergency contacts; and leave a folder with owner, agent, and trash-day information. Keep the license on site and put its number in every ad.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and 2.55% Ouray County sales tax plus Ridgway's town 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. File town sales and lodging tax returns every month, even with no stays. The new 6% county lodging tax doesn't apply in Ridgway, which has its own.

Fees

$550 for a new two-year license with inspection, $450 to renew

New license (two years)	**$500**
Renewal	**$400**
Owner-occupied, one bedroom (new or renewal)	**$300**
Inspection or reinspection	**$50 each**

Inspection checklist

- [ ] **Fire extinguisher, smoke alarms, CO detector.**
- [ ] **Posted address and emergency contacts.**
- [ ] **Town inspection.** At initial approval and each renewal.

Who to contact

Ridgway Planning: 970-626-5308

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 Ridgway: Short-Term Rental License Application (2025, fillable)-
. https://townofridgway.colorado.gov/sites/townofridgway/files/documents/STR%20License%20Application_2025_%20Fillable.pdf

Avalara MyLodgeTax: Colorado voters approve new lodging taxes impacting short-term rentals (November 2025)-
. https://www.avalara.com/mylodgetax/en/blog/2025/11/colorado-voters-approve-new-lodging-taxes-impacting-short-term-rentals.html