LICENSEDRENTAL.COM

Unincorporated Ouray County vacation rental checklist

Ouray County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Outside Ouray and Ridgway, a short-term rental needs a county permit, and permits are capped (50 Type 1, 50 Type 2, and 25 Type 3) with a waitlist. Since January 2026 stays owe a 6% county lodging tax on top of 5.45% sales tax.

> The county page summarizes Ordinance 2024-01 but doesn't list fees, occupancy, or safety rules; ask Land Use for the ordinance.

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.

UNINCORPORATED OURAY COUNTY

- [ ] **Apply or join the waitlist**
  Apply for a Short-Term Rental Permit through the county's Cloudpermit portal; when permits are full, the same application puts you on the waitlist. Accessory dwelling units may owe extra water tap fees, so check with your water provider.
  Ouray County STR permitting: https://ouraycountyco.gov/351/Short-Term-Rental-Permitting
- [ ] **Taxes on each stay**
  Stays under 30 days owe 11.45%: 2.9% state, 2.55% Ouray County, and the 6% county 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. The 6% lodging tax, approved by voters in November 2025, is a state-administered tax filed quarterly on form DR 1485, so platforms should collect it on their bookings.

Who to contact

Ouray County Land Use: 970-626-9775

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
Ouray County Land Use Department: Short-Term Rental Permitting. https://ouraycountyco.gov/351/Short-Term-Rental-Permitting
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