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Alma vacation rental checklist

Park County, Colorado | Rules checked November 8, 2026

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Alma caps short-term rental licenses at 17 (15 were active in August 2026), with a waitlist, according to a local real estate summary of its 2026 ordinance. License holders must rent at least 60 days a year or pay a deficiency fee, and lodging tax is due monthly.

> We couldn't reach the town's pages; this comes from an August 2026 real estate summary of Ordinance 2026-08. Confirm fees, inspection, occupancy, and parking rules with the Town of Alma.

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.

PARK COUNTY, COLORADO

- [ ] **Then your town or area**
  Each town licenses its own short-term rentals and collects its own taxes; outside town limits the county's rules apply. Pick your area.

TOWN OF ALMA

- [ ] **Ask the town about openings**
  Licenses are issued first come, first served from a waitlist once the 17 are taken. The old rule that you own the home 18 months first was dropped in 2026.
- [ ] **Keep it rented**
  Rent at least 60 days each permit year, or pay a deficiency fee based on your average lodging tax per rental day; falling short two years running can bring a renewal hearing.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and Park County sales tax plus the county lodging tax and Alma's town 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. File the town lodging tax by the 20th of each month; ask the town for the rate.

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

BuyBreck (real estate team): Alma, CO STR regulations (current as of August 2026). https://www.buybreck.com/alma-str-regulations