LICENSEDRENTAL.COM

Fairplay vacation rental checklist

Park County, Colorado | Rules checked November 8, 2026

Scan for the latest version

Inside town limits, Fairplay allows only 20 short-term rental permits, first come first served with no waitlist (10 were open in mid-2026). Each rental needs a parking plan, a town and fire inspection before every yearly license, a local contact who responds within an hour, and a posted notice showing evacuation routes. Most rentals listed as Fairplay are outside town under Park County's license.

> License fees are set by town resolution and aren't on the town page; ask the clerk.

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 FAIRPLAY

- [ ] **Check jurisdiction and openings**
  If your property uses a well and septic, Park County licenses it, not the town. Otherwise ask the Town Clerk whether any of the 20 permits are open; complete applications are taken first come, first served, with no waitlist.
- [ ] **Draw the parking plan**
  Mark the off-street parking spaces for guests; occupancy is set from your water and sewer capacity when you're licensed.
- [ ] **Apply and pass the inspection**
  Apply at least 30 days before you rent, with proof of ownership and the fire district checklist. The town inspects with the fire and building departments before the license and every renewal: working smoke and CO detectors, fire extinguishers, yearly stove inspections, and an address visible from the road. Renewals include an affidavit of last year's rental history.
  Fairplay short-term rentals: https://www.fairplayco.us/299/Short-Term-Rentals
- [ ] **Post the guest notice**
  Post contacts, the license number, where the fire extinguishers and evacuation routes are, occupancy and vehicle limits, parking, trash, snow, and fire restrictions. Put the license number in the title of every listing.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and Park County sales tax plus the county lodging tax and Fairplay'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 on Fairplay's return form or online; ask the clerk for the rate and whether Airbnb collects it.

Inspection checklist

- [ ] **Smoke and CO detectors, fire extinguishers.**
- [ ] **Wood, pellet, and gas stoves inspected yearly.**
- [ ] **Address visible from the road.**

Who to contact

Fairplay Town Clerk: 719-836-2622

Fairplay 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 Fairplay: Short Term Rentals. https://www.fairplayco.us/299/Short-Term-Rentals

Town of Fairplay: Ordinance No. 4, Series 2022: Short-Term Rental Rules and Regulations-
. https://www.fairplayco.us/DocumentCenter/View/263/Ordinance-No-4-Series-of-2022--Short-Term-Rental-Rules--Regulations-PDF