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Unincorporated Park County vacation rental checklist

Park County, Colorado | Rules checked November 8, 2026

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Outside towns, Park County licenses short-term rentals, and every application needs a floor plan and a site plan showing parking. Older homes need a safety inspection. Fees are rising under a proposed 2026 schedule ($850 for a new license).

> The 2026 fee schedule we found was an unnumbered draft; the county page lists a $605 fee for resubmitted or reactivated applications. Confirm current fees with the county.

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.

PARK COUNTY (UNINCORPORATED AREAS)

- [ ] **Draw the floor plan and site plan**
  The floor plan shows every finished and unfinished floor, each room's use, doors and windows with sizes, and smoke and CO detectors. The site plan shows parking; guests can't park on county roads.

- [ ] **Apply online**
  Apply online with the plans, a responsible agent form, sample ads showing maximum occupancy, septic records, a paid property tax receipt, and your state sales tax license.
  Park County STR: https://co-parkcounty.civicplus.com/858/Short-Term-Rental

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and county sales tax plus the 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 county lodging tax is state-administered, so platforms collect it.

Proposed 2026 fees

$850 the first two years, then $250 a year on a three-year renewal

New license	**$850**
First-year renewal	**$850**
Three-year renewal	**$250 a year**
Document review	**$200**
Safety inspection	**$150 each**

Inspection checklist

- [ ] **Smoke and CO detectors.** Shown on the floor plan.
- [ ] **Safety inspection.** If the certificate of occupancy is over five years old, or after three or more complaints or emergency calls at renewal.
- [ ] **Reflective address sign.** Green and white, visible from both directions.

Unincorporated Park County 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

Park County Short-Term Rental Office: Short Term Rental. https://co-parkcounty.civicplus.com/858/Short-Term-Rental

The Gazette (Colorado Springs): 6 mountain communities increase lodging taxes, 2 reject the tax hike (November 9, 2025)-
. https://gazette.com/2025/11/09/6-mountain-communities-increase-lodging-taxes-2-reject-the-tax-hike/

Park County: 2026 STR Fee Schedule (draft resolution). https://parkcountyco.gov/DocumentCenter/View/9894/2026-STR-FEE-SCHEDULE