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Del Norte vacation rental checklist

Rio Grande County, Colorado | Rules checked November 8, 2026

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Del Norte allows short-term rentals only as a conditional use: up to ten each in its highway and downtown commercial districts, and in residential zones only rooms in an owner-occupied home, one per block. The application needs a floor plan and site sketch, and a paid life-safety inspection every year.

> These rules come from a third-party copy of the town code, which doesn't give the fee. Ask the Town Administrator.

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.

RIO GRANDE COUNTY, COLORADO

- [ ] **Then your town or area**
  Cities and towns make their own rental rules inside their limits; the county's rules apply only outside them. Pick your area.

TOWN OF DEL NORTE

- [ ] **Check your zone and the limits**
  In the Commercial Highway and downtown districts, up to ten rentals each are allowed. In the RU, R1, and R2 zones, only furnished rooms in a home the owner lives in, one per block. Your primary residence must be in Rio Grande County, and you can have at most two rentals.
- [ ] **Draw the plans**
  Prepare a floor plan and site sketch showing the property's dimensions, buildings, bedrooms and beds, parking, trash, fire exits, and where the alarms and extinguishers are, plus a guest parking plan.
- [ ] **Apply for the conditional use and permit**
  Neighbors within 300 feet get notice and 15 days to comment. Include your state sales tax license number. Once approved, get the permit from the Town Administrator and a town business license, and order a life-safety inspection from a town-approved inspector.
- [ ] **Renew each year**
  Permits expire at year end. Within 60 days before renewing, get a new life-safety inspection. Permits don't transfer when you sell.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Rio Grande County and 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. The town requires you to collect and remit sales and lodging tax.

Inspection checklist

- [ ] **Fire extinguishers, smoke and CO alarms.**
- [ ] **Posted maximum occupancy.**
- [ ] **Yearly life-safety inspection.** Owner-paid, by a town-approved inspector.

House rules for guests

Representative: Lives in Rio Grande County, on call 24/7 **Quiet hours: From 10 p.m.**
Posted inside and outside.

Del Norte 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

Zoneomics (copy of the Del Norte code): Del Norte Municipal Code Article 13, Short-Term Rentals (copy)-
. https://www.zoneomics.com/code/del-norte-CO/chapter_13