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South Fork vacation rental checklist

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

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South Fork charges $1,500 a year per short-term rental, covering the business license and a yearly town life-safety inspection, and caps rentals in most of its 12 neighborhood divisions. Occupancy is one guest per 200 square feet, no street parking, and a representative living in or next to Rio Grande 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.

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 SOUTH FORK

- [ ] **Check your division**
  Find your subdivision on the town's STR zoning map. Three divisions have no cap; the rest are capped between 1% and 21% of homes, with a waiting list. There must be a permanent dwelling on the lot.
- [ ] **Apply and pay**
  Apply online or on paper and pay $1,500 ($750 after October 1). The town records your STR Permit Agreement once everything is met; it can't be transferred.
  South Fork land use and STR: https://townofsouthfork.colorado.gov/land-use
- [ ] **Schedule the life-safety inspection**
  The town inspects every year for extinguishers, smoke and CO alarms, and egress or escape ladders. Send proof within 60 days after January 1 and fix problems within 30 days.
- [ ] **Post the house information**
  Post the maximum occupancy (one per 200 gross square feet) and your representative's contact, who must live in Rio Grande or an adjacent county and be on call during stays. No on-street parking.
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state plus Rio Grande County, town, lodging, and marketing district 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 each of these; platforms collect the state-administered ones.

Fees

$1,500 a year

New application or yearly renewal Covers the business license and life-safety inspection.	**$1,500**
New application after October 1	**$750**
Violation	**Up to $2,650 a day**

Inspection checklist

- [ ] **Fire extinguishers, smoke and CO alarms.**
- [ ] **Egress, fire escape, or ladder.**
- [ ] **Posted maximum occupancy.**

Who to contact

Town Hall: 719-873-0152

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 South Fork: Land Use (short-term rentals). https://townofsouthfork.colorado.gov/land-use