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Unincorporated Routt County vacation rental checklist

Routt County, Colorado | Rules checked November 8, 2026

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Outside towns, Routt County doesn't allow rentals of less than a month unless the property is zoned commercial or the county has approved the use with a special or conditional use permit or a PUD (for example, a bed and breakfast or guest ranch). Rentals of a month or more are fine. A new 6% county lodging tax was approved in 2025.

> The county's 2024 listing-removal ordinance was set for first reading in June 2024; we didn't confirm its adoption. Enforcement is complaint-based.

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.

ROUTT 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.

ROUTT COUNTY (UNINCORPORATED AREAS)

- [ ] **Talk to county planning first**
  A short-term rental needs county approval: a special or conditional use permit (such as for a bed and breakfast or guest ranch) or a PUD, unless the property is zoned commercial. Call Routt County Planning before you list. Approved rentals show the county permit number in their listings, and the county can ask platforms to remove unpermitted listings.

- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state and 1% county sales tax plus the 6% 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 once it takes effect.

Who to contact

Routt County Planning: 970-879-2704

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

Routt County Planning (Kristy Winser, Planning Director): Planning memo: Short-Term Rentals and Vacation Rental Services ordinance (June 4, 2024). https://www.co.routt.co.us/AgendaCenter/ViewFile/Item/23453?fileID=23034

Avalara MyLodgeTax: Colorado voters approve new lodging taxes impacting short-term rentals (November 2025)-. https://www.avalara.com/mylodgetax/en/blog/2025/11/colorado-voters-approve-new-lodging-taxes-impacting-short-term-rentals.html

Routt County Planning: Handout: Short-Term Rentals. https://co.routt.co.us/DocumentCenter/View/7734/HANDOUT-Short-Term-Rentals?bidId=

Steamboat Pilot & Today: Routt County turns up heat on illegal short-term rentals-. https://www.steamboatpilot.com/news/routt-county-turns-up-heat-on-illegal-short-term-rentals/