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Unincorporated Summit County vacation rental checklist

Summit County, Colorado | Rules checked November 8, 2026

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Outside town limits, Summit County licenses every short-term rental. In resort overlay areas like Copper Mountain there's no cap; in neighborhood areas new licenses are capped by basin and limited to 35 paid bookings a year. Every application needs a parking plan, and the owner signs a self-inspection affidavit. Stays owe 6.375% sales tax plus the county's 2% lodging tax.

Keystone is now a town with its own license; see the Keystone page.

Outdoor wood-burning (non-gas) fire pits are no longer allowed at short-term rentals.

The county's STR page confirms the license and the February 2023 rules but doesn't list fees or standards; the details above come from a 2021 ordinance copy posted by a tax firm, 2023 news, and the county's 2025 renewal bulletin. Confirm current rules 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.

SUMMIT COUNTY, COLORADO

- [ ] **Get a state sales tax license**
  You need a Colorado sales tax license for stays under 30 days unless a platform collects everything for you. The state, county, transit, and housing taxes are filed with the Department of Revenue.
- [ ] **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.

SUMMIT COUNTY (UNINCORPORATED AREAS)

- [ ] **Find your zone**
  Resort overlay areas (about 63% of county rentals, including Copper Mountain) have no cap or booking limit. In neighborhood areas new licenses are capped by basin and full-time county workers and long-time county retirees are exempt from the cap; licenses can pass to close family.
- [ ] **Draw the parking plan**
  Show the parking spaces on the property: at least one, no more than five cars outside. Guests can't park on county roads or landscaping. Give the plan to guests and post it in the unit. You also need a trash plan.

- [ ] **Apply or renew online**
  Apply through the county's Host Compliance portal with the signed self-compliance affidavit. Licenses expire September 30 each year; missing the deadline loses the license.
  Summit County STR portal: https://secure.hostcompliance.com/summit-county-co/registrations/welcome
- [ ] **Taxes on each stay**
  Stays under 30 days owe 2.9% state, 2% county, 0.75% transit, and 0.725% housing sales tax, plus the 2% 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. All are state-administered, so platforms collect them.

Fees

$235 to $355 a year

Resort Overlay Zone license	**$290**
Type I license	**$235**
Type II license	**$355**

Inspection checklist

- [ ] **Smoke and CO detectors, fire extinguishers.**
- [ ] **Wood fireplaces cleaned yearly; electrical panel labeled.**
- [ ] **Phone service that can call 911.**
- [ ] **Septic pumped every three years.** Septic capacity can lower your occupancy.
- [ ] **No outdoor wood-burning fire pits.** Gas fire pits only.
- [ ] **Self-compliance affidavit.** Signed under penalty of perjury; no routine county inspection.

House rules for guests

Guests: 2 per bedroom + 2 in neighborhood areas
The older county ordinance allowed 2 per bedroom + 4 or 1 per 200 sq ft; ask which applies to your license type.

Posted inside: Contacts, address, license, occupancy, parking plan, trash rules

Who to contact

Summit County STR help: 970-668-4186
STR email: str@summitcountyco.gov
STR sales tax questions: 970-453-3439

Unincorporated Summit 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

Summit Daily: Summit County commissioners approve package of short-term rental regulations (February 2023).
https://www.summitdaily.com/news/summit-county-commissioners-approve-package-of-short-term-rental-regulations-despite-complaints-ending-a-monthslong-

Summit County Board of County Commissioners (copy hosted by WCG CPAs): Summit County Ordinance No. 20, Short Term Vacation Rental Regulations (with Development Code Section 3821). https://wcginc.com/wp-content/documents/tax/SummitCounty-STR-Rules.pdf

Summit County Government: URGENT: Your STR License is Expiring Soon (September 19, 2025)-
. https://content.govdelivery.com/accounts/COSUMMIT/bulletins/3f37af9
CBS Colorado: Summit County residents approve lodging tax to help with housing, child care (November 10, 2022)-
. https://www.cbsnews.com/amp/colorado/news/summit-county-residents-approve-lodging-tax-housing-child-care
Summit County Community Development: Short-Term Rentals-
. https://www.summitcountyco.gov/services/community_development/short_term_rentals/index.php