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Killeen vacation rental checklist

Bell County, Texas | Rules checked November 8, 2026

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Killeen requires a yearly short-term rental permit ($200 with the inspection, then $100), $500,000 in liability insurance, a local contact who can be there within an hour, and a posted evacuation plan. Renewals need a floor plan showing bedrooms, exit routes, extinguishers, and smoke alarms. Stays owe 15% hotel tax (6% state, 7% city, 2% county); Airbnb collects only the state share.

> If your permit is revoked (for example after three nuisance citations), the property can't be registered again for a year.

Licensing steps

STATE OF TEXAS

- [ ] **Know who pays the hotel tax**
  Airbnb collects and pays the 6% state hotel tax on its bookings. If guests pay you directly or through a site that doesn't collect, register with the Comptroller and file the state tax yourself.
  Texas hotel occupancy tax: https://comptroller.texas.gov/taxes/hotel/
- [ ] **Register for local hotel tax**
  Your city (and in some places your county) charges its own hotel tax, filed with that city or county, not the state. Airbnb pays it only in the places on its list; everywhere else you register and file it yourself, even for Airbnb bookings.
- [ ] **Check your city's rules**
  Many Texas cities require a short-term rental permit or registration, and some require an inspection, a local contact, or posted rules. Outside city limits there's usually no permit, but deed restrictions and HOA rules often limit rentals. Pick your area for the local rules.

BELL COUNTY, TEXAS

- [ ] **Then your city**
  Texas counties can't zone, so rental rules come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules may limit rentals. Pick your city.
- [ ] **Hotel taxes on each stay**
  Stays of 29 nights or less owe the 6% state hotel tax, which Airbnb collects on its bookings. If guests pay you directly, file it with the Texas Comptroller. Bell County reports a 2% hotel tax; Airbnb doesn't collect it. Around Lake Belton and Stillhouse Hollow outside city limits, ask the county how to file.

CITY OF KILLEEN

- [ ] **Apply through Neumo**
  Register each unit through the city's vendor, Neumo, with owner and local contact details, signatures, the fee, and proof of $500,000 liability insurance.
  Killeen STR registration: https://killeentexas.gov/654/Short-Term-Rentals
- [ ] **Pass the inspection**
  Before the permit is issued, the city checks smoke alarms in every bedroom and hallway, a 2A 10BC extinguisher on each floor, bedroom exits, GFCI outlets near water, 4-inch address numbers, and a posted evacuation plan. Guests can't park on dirt or grass.

- [ ] **Post the host rules**
  Post your 24-hour contact, a local contact who can be there within 60 minutes, parking, noise, and trash rules, and emergency numbers. The city tells neighbors within 200 feet about your permit.
- [ ] **Renew with a floor plan**
  Renew from 30 days before the permit expires. The renewal needs a floor plan showing sleeping areas, evacuation routes, and where the fire extinguishers and smoke detectors are, plus a sworn compliance statement.
- [ ] **Hotel taxes on each stay**
  Stays of 29 nights or less owe the 6% state hotel tax, which Airbnb collects on its bookings. If guests pay you directly, file it with the Texas Comptroller. File Killeen's 7% through Neumo every month by the last day of the next month, zero returns included. Bell County's 2% is part of the 15% total. Airbnb doesn't collect either.

Fees

$200 the first year, $100 a year after

First-year permit Includes the initial inspection	**$200**
Annual renewal	**$100**

Inspection checklist

- [ ] **Smoke alarms in bedrooms, hallways, and each floor.**
- [ ] **2A 10BC fire extinguisher on each floor.**
- [ ] **CO alarms, if installed.**
- [ ] **Emergency evacuation plan posted.**
- [ ] **GFCI within 6 feet of water; no extension cords.**
- [ ] **Address numbers at least 4 inches tall.**

Who to contact

STR permits: short-term-rental@killeentexas.gov
City Hall: 254-501-7600
Code Enforcement: 254-501-7608
Neumo (hotel tax): 866-240-3665

Killeen 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

Texas Comptroller of Public Accounts: Hotel Occupancy Tax FAQs: Airbnb. https://comptroller.texas.gov/taxes/hotel/airbnb-faq.php

Airbnb: Occupancy tax collection and remittance by Airbnb in Texas. https://www.airbnb.com/help/article/2331

Texas Legislature: County zoning authority (Local Government Code ch. 231). https://statutes.capitol.texas.gov/Docs/LG/htm/LG.231.htm

Texas Comptroller of Public Accounts (data.texas.gov): Local Hotel Occupancy Tax Reporting 2025. https://data.texas.gov/d/er34-v24h

City of Killeen: Short Term Rentals. https://killeentexas.gov/654/Short-Term-Rentals

City of Killeen: Short Term Rental FAQ and Checklist-
. https://www.killeentexas.gov/DocumentCenter/View/10619/Short-Term-Rental-FAQ-and-Checklist

City of Killeen (Zoneomics copy): Short Term Rental Registration (Code §§ 31-950 to 31-961)-
. https://www.zoneomics.com/code/killeen-TX/chapter_7