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San Antonio vacation rental checklist

Bexar County, Texas | Rules checked November 8, 2026

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San Antonio requires a three-year short-term rental permit: $300 for a home you live in (Type 1), $450 for one you don't (Type 2). Type 2 rentals are capped at 12.5% of the homes on a blockface. The application needs a floor plan sketch and a parking sketch. Stays owe 17% in hotel taxes, and every operator files a monthly city report.

The city's 2024 fact sheet still points to Avenu for hotel tax filing; the city's tax page now uses hoteltaxonline.com, run by Neumo.

The city doesn't enforce deed restrictions; check yours.

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.

BEXAR 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.
- [ ] **Outside San Antonio**
  Ask the Bexar County Tax Assessor-Collector whether the county venue tax applies at your address and how to file it. Leon Valley's 7% city tax is on Airbnb's collection list.

CITY OF SAN ANTONIO

- [ ] **Check the cap for Type 2**
  If you won't live in the home, it's Type 2: only 12.5% of the homes on your blockface can hold one (for example, one on a block of 14). Over the cap, you'd need a Board of Adjustment special exception, applied for within 45 days. Type 2 rentals can't be in accessory dwelling units.
- [ ] **Prepare the application**
  Gather proof of occupancy for Type 1 (homestead exemption, driver's license, vehicle or voter registration), the Bexar Appraisal District property ID, a 24-hour phone number for the operator, a sketch or photos of the floor plan, and a sketch or description of your off-street parking.

- [ ] **Apply in BuildSA**
  Apply through the city's STR permits page, pay the $100 filing fee and the permit fee, and put the permit number on every listing. Platforms take down listings without a valid number when the city asks.
  San Antonio STR permits: https://www.sa.gov/Directory/Departments/DSD/STR/Permits

- [ ] **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. San Antonio's 9% city tax and Bexar County's 2% are filed monthly with the city at hoteltaxonline.com, by the last day of the next month, even in zero months. Airbnb collects the 9% city tax; report what you collect on direct bookings and ask the city how platform bookings are reported.

Fees

$400 to $550 for three years

Type 1 permit (three years, new or renewal)	**$300**
Type 2 permit (three years, new or renewal)	**$450**
Application filing fee $10 more on paper	**$100**

House rules for guests

Occupancy: Set by the building code

Pools and hot tubs: Post quiet hours inside

Enforcement: Three citations in three years revokes the permit

Who to contact

STR permits: DSDSTR@sanantonio.gov
City of San Antonio: 210-207-6000
Hotel tax (Neumo): 888-885-7289

San Antonio 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

City of San Antonio: Current Short-Term Rental Ordinance (UDC, amended January 1, 2023)-
. https://docsonline.sanantonio.gov/DSDUploads/202312723CurrentSTROrdinance.pdf

City of San Antonio Development Services: Short-Term Rental Application, Permits and Enforcement fact sheet (June 2024 amendments). https://docsonline.sanantonio.gov/DSDUploads/STRFactsheet.pdf

City of San Antonio Finance Department: Hotel Occupancy Tax (HOT). https://www.sa.gov/Directory/Departments/Finance/Taxes-Fees/HOT

City of San Antonio Development Services: Short Term Rentals (STR). https://www.sa.gov/Directory/Departments/DSD/STR