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Johnson City vacation rental checklist

Blanco County, Texas | Rules checked November 8, 2026

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Johnson City has a real vacation rental market, but we couldn't confirm its short-term rental rules online. Stays owe 6% state + 7% city hotel tax. Ask the city before you list.

> We couldn't find Johnson City's rental rules online in November 2026.

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.

BLANCO 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. Outside Blanco and Johnson City, Blanco County's 7% hotel tax applies to every stay under 30 days. Airbnb doesn't collect it: file a quarterly return (even at zero) and mail it with a check to the County Treasurer, PO Box 471, Johnson City, TX 78636. Inside the cities you pay the city tax instead.

CITY OF JOHNSON CITY

- [ ] **Ask the city about a permit**
  Ask the City of Johnson City whether a short-term rental needs a permit, registration, or inspection at your address, and whether zoning limits where they're allowed. Check your deed restrictions and HOA rules too.

- [ ] **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. Johnson City's 7% hotel tax isn't on Airbnb's collection list; ask the city how to file it. If you pay the city tax, the county tax doesn't apply.

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

Blanco County Treasurer: FAQs: Blanco County Hotel Occupancy Tax (March 20, 2024)-
. https://newtools.cira.state.tx.us/upload/page/11783/docs/Hotel%20Occupancy/FAQs%20%20Blanco%20County%20HOT%203-20-24.pdf

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