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Surfside Beach vacation rental checklist

Brazoria County, Texas | Rules checked November 8, 2026

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Surfside Beach requires a short-term rental registration before you list ($200 a year), a placard visible from the street, the registration number in every ad, and a 24/7 contact who responds within an hour. Stays owe 6% state plus 5% village hotel tax; Airbnb and VRBO don't collect the village tax.

> The village says its hotel tax is 5%; the Comptroller's 2025 data show 4%. Use the village's rate unless it tells you otherwise.

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.

BRAZORIA COUNTY, TEXAS

- [ ] **Then pick your city**
  Texas counties can't zone, so rental permits and the local hotel tax are set by each city. Pick your city, or the unincorporated page if you're outside city limits.

VILLAGE OF SURFSIDE BEACH, TEXAS

- [ ] **Register before you list**
  Register in the village's short-term rental and hotel tax portal and pay the fee: $200 if you register by June 30, $100 from July 1, $50 from October 1. Renew for $200 each year; registrations expire December 31.
  Surfside Beach STR portal: https://portal.deckard.com/tx-brazoria-city_of_surfside_beach-str-portal

- [ ] **Post the placard and list the number**
  Display the village-issued placard where it can be seen from the street, put the registration number in every ad, and name a local contact who can respond within an hour, any time.

- [ ] **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. Collect and file the 5% village hotel tax yourself, even for Airbnb and VRBO bookings. Returns are quarterly (due April 20, July 20, October 20, January 20), even when nothing is due. Keep records four years.

Fees

$200 a year

Registration, January 1 to June 30	**$200**
Registration, July 1 to September 30	**$100**
Registration, October 1 to December 30	**$50**
Annual renewal	**$200**

Who to contact

Village of Surfside Beach (ext. 120): 979-233-1531
Community Services: csr@surfsidetx.org

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

Village of Surfside Beach: Hotel Occupancy Tax: General Instructions. https://www.surfsidetx.org/page/city.hoteltax

Village of Surfside Beach: Airbnb and VRBO hotel tax notice-
. https://www.surfsidetx.org/upload/page/0136/VOSB%20HOT%20airbnb%20vrbo.pdf