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Bryan vacation rental checklist

Brazos County, Texas | Rules checked November 8, 2026

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Bryan requires short-term rental hosts to register for the city's 7% hotel tax and file it themselves. We found no separate rental permit. Stays owe 6% state, 7% city, and 3% county hotel tax.

> We found no short-term rental permit in Bryan in November 2026. Ask Planning whether zoning limits rentals at your address.

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.

BRAZOS 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. Brazos County reports a 3% hotel tax. Airbnb doesn't collect it; ask the county how to register and file.

CITY OF BRYAN

- [ ] **Register for city hotel tax**
  Register in the city's GovOS portal; the city sends a letter with your account number and activation code.
  Bryan hotel tax: https://www.bryantx.gov/occupancytax/
- [ ] **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 Bryan's 7% monthly by the 20th (quarterly if you owe under $500 a month), with zero returns in empty periods. Tax is owed only on rent a platform hasn't already remitted; Airbnb isn't on the collection list for Bryan.

Who to contact

Fiscal Services: 979-209-5080
Hotel tax email: govos@bryantx.gov

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 Bryan Fiscal Services: Short-Term Rentals & Hotel Occupancy Taxes. https://www.bryantx.gov/occupancytax/