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College Station vacation rental checklist

Brazos County, Texas | Rules checked November 8, 2026

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College Station requires a yearly short-term rental permit ($100, plus a $100 inspection; $75 to renew). You need smoke alarms, CO alarms if there's gas, a fire extinguisher on each floor, and a guest brochure. Stays owe 6% state, 7% city, and 3% county hotel tax; Airbnb collects only the state share, so you file the city tax monthly.

> The city's page doesn't cover zoning, occupancy limits, or parking. Ask Code Enforcement before you buy.

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 COLLEGE STATION

- [ ] **Apply for a permit**
  Apply on the city's short-term rental portal and schedule the inspection. Permits last one year. Even a single football weekend needs a permit.
  College Station STR portal: https://portal.deckard.com/tx-brazos-city_of_college_station-str-portal

- [ ] **Get the safety items in**
  Install working smoke detectors, carbon monoxide detectors if the unit uses gas or propane, and one fire extinguisher per floor. Leave guests a brochure with neighborhood information, your contact, and emergency numbers.

- [ ] **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 College Station's 7% on the same portal every month by the 20th, even with no stays. Airbnb doesn't collect it. Brazos County's 3% is separate.

Fees

$200 the first year, $75 a year after

Permit	**$100**
Inspection	**$100**
Failed inspection	**$124**
Annual renewal	**$75**

Inspection checklist

- [ ] **Smoke detectors.**
- [ ] **Carbon monoxide detectors.** If the unit uses gas or propane.
- [ ] **Fire extinguisher on each floor.**
- [ ] **Guest brochure.** Neighborhood information, your contact, emergency numbers.

Who to contact

Code Enforcement (STR): 979-764-6363
STR email: str@cstx.gov
Avenu hotel tax help: 866-240-3665

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 College Station: Short-Term Rental Housing-
. https://www.cstx.gov/business-development/business-licenses-permits-and-registration/short-term-rental-housing/

City of College Station: Hotel Occupancy Tax-
. https://www.cstx.gov/business-development/business-licenses-permits-and-registration/hotel-occupancy-tax/