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Alpine vacation rental checklist

Brewster County, Texas | Rules checked November 8, 2026

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Alpine requires a short-term rental special use permit ($500, with a public hearing and a fire inspection), then a $250 yearly registration. The application needs a dimensioned floor plan with evacuation routes and a parking plan, and a local representative who can reach the home within 30 minutes. Stays owe 6% state plus 7% city hotel tax, filed with the city.

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.

BREWSTER 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. Brewster County charges a 7% hotel tax. It isn't on Airbnb's collection list, so file the county's monthly report and pay by the 20th of the next month to Brewster County, 107 W Ave E #4, Alpine, TX 79830. In Alpine you also owe the city's 7%; ask the treasurer whether the county tax applies inside the city.

CITY OF ALPINE

- [ ] **Prepare the drawings and exhibits**
  You need a sketch floor plan with dimensioned rooms showing sleeping areas, evacuation routes, and fire extinguisher locations; a site plan or survey showing how many vehicles can park on the property (not on the street, sidewalk, or alley); a letter on how the rental affects the neighborhood; and the guest information sheet you'll leave in the home.

- [ ] **Apply for the special use permit**
  Submit the notarized application packet with the $500 fee to Building Services, 309 W. Sul Ross Ave., with your HOA declaration, insurance declaration, ID, and proof of ownership. The city notifies neighbors within 200 feet and the council holds a public hearing.
  Alpine short-term rental permit:
  https://cityofalpine.com/departments/finance_department/hotel_occupancy_tax_center/short_term_rental_registration.php

- [ ] **Pass the fire inspection**
  The Building Official inspects before the permit is issued and sets your maximum occupancy. One follow-up is included; more cost $35 each. Call Building Services at 432-837-3281 once your packet and fee are in.

- [ ] **Register every year**
  After approval, register with the city each year ($250) using the annual renewal form.
- [ ] **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. Alpine's 7% hotel tax isn't on Airbnb's collection list. Report it to the city monthly, even with no rentals, and mail the report with payment to City Hall, c/o Finance – HOT Payments, 100 N. 13th St. Not paying is grounds for losing the permit.

Fees

$500 to apply, then $250 a year

Special use permit application (per unit, non-refundable)	**$500**
Annual registration	**$250**
Extra inspections after the first follow-up	**$35 each**

Inspection checklist

- [ ] **Smoke alarms.** In every sleeping room.
- [ ] **Carbon monoxide alarms.** As the fire code requires.
- [ ] **Fire extinguisher.** Or a sprinkler system.
- [ ] **Egress.** Every sleeping room and basement has an egress window or exterior door.
- [ ] **Guardrails.** On stairs, decks, and balconies over 30 inches high.
- [ ] **House number.** Clearly visible from the street.

Who to contact

City of Alpine: 432-837-3301
Building Services (inspections): 432-837-3281
STR permits: g.calderon@cityofalpine.com

Alpine 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

Brewster County: Brewster County Hotel Occupancy Tax Report (2022 form)-
. https://www.brewstercounty.gov/page/open/963/0/2022-BREWSTER-COUNTY-HOTEL-OCCUPANCY-TAX-REPORT_001.pdf

City of Alpine: Short-Term Rental Special Use / Conditional Use Permit Application (2026 packet).
https://cityofalpine.com/SHORT%20TERM%20RENTAL%20-SPECIAL%20USE,%20CONDITIONAL%20USE%20PERMIT%20packet%202026%20new%20lo

City of Alpine Finance Department: Short Term Rentals (Hotel Occupancy Tax Center)-
. https://cityofalpine.com/departments/finance_department/hotel_occupancy_tax_center/

City of Alpine: Short Term Rental Permit.
https://cityofalpine.com/departments/finance_department/hotel_occupancy_tax_center/short_term_rental_registration.php

City of Alpine: STR Annual Permit Renewal (2026)-
. https://cityofalpine.com/STR%20ANNUAL%20PERMIT%20-RENEWAL%202026%20new%20logo.pdf