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# McKinney vacation rental checklist

Collin County, Texas | Rules checked November 8, 2026

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McKinney began requiring free yearly registration of every short-term rental in April 2026, with a contact reachable 24 hours a day. Airbnb and Vrbo collect the city's 7% hotel tax.

> Operating without registering is a Class C misdemeanor.

## 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.

### COLLIN COUNTY, TEXAS

- [ ] **Then pick your city**
  Texas counties can't zone, so short-term rental permits, zoning limits, and the local hotel tax come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules often limit rentals.

### CITY OF MCKINNEY

- [ ] **Register each unit**
  Register every rental unit each year in the city's Customer Self-Service portal (choose Apply and search "Short-term rental"), or in person at Development Services on the second floor of City Hall. There's no fee.
  McKinney STR registration: https://www.mckinneytexas.org/str

- [ ] **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. Airbnb and Vrbo collect McKinney's 7% hotel tax. For direct bookings, register and file with the city.

## Fees

Free

| | | |
|---|---|---|
| Short-term rental registration (annual) | The council may add a fee after a year. | **$0** |

## Who to contact

**McKinney Development Services:** 972-547-7500

## 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

City of McKinney Development Services: Short-Term Rental Registration. https://www.mckinneytexas.org/str

Community Impact: McKinney to enact registration program for short-term rentals (March 5, 2026)-
. https://communityimpact.com/mckinney/government/mckinney-to-enact-registration-program-for-short-term-rentals/