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Plano vacation rental checklist

Collin County, Texas | Rules checked November 8, 2026

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Plano doesn't allow new short-term rentals in single-family neighborhoods; new ones are limited mostly to apartment complexes and some nonresidential districts. Rentals that operated before May 2023 could stay if registered. Every rental registers yearly ($300) with a floor plan, photos, a self-inspection, and $1 million insurance. Airbnb collects Plano's 7% hotel tax.

> These rules come from 2024 news reports; we couldn't open the city's short-term rental page. Confirm the current rules and fee with the City of Plano.

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 PLANO

- [ ] **Check that your home can be a rental**
  New short-term rentals are barred from single-family neighborhoods. Homes that were rentals before the May 2023 moratorium can continue as legacy uses only if they registered by August 1, 2024.
- [ ] **Register every year**
  Register online with a floor plan, interior and exterior photos, a self-inspection report, the sites you list on, owner and manager details, a contact who can respond within about an hour, and proof of $1 million liability insurance. The fee is $300.
- [ ] **Post the required notices**
  Post the floor plan, the registration certificate, and the applicable rules inside the rental.
- [ ] **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 collects Plano's 7% hotel tax. For direct bookings, register and file with the city.

Fees

$300 a year, $100 back if you qualify

Short-term rental registration (annual)	$100 rebate for completing training and having no incidents in the past 12 months.	**$300**

Inspection checklist

- ☐ **Self-inspection report.** Filed with the registration.

House rules for guests

Local contact: Responds within about an hour

Insurance: $1 million liability

Plano 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

Community Impact: Plano outlaws new short-term rentals in neighborhoods, adopts registration program (April 22, 2024). https://communityimpact.com/dallas-fort-worth/plano/government/2024/04/22/plano-outlaws-new-short-term-rentals-in-neighborhoods-adopts-registration-progr

Community Impact: Plano launches online short-term rental registration (July 15, 2024)-
. https://communityimpact.com/dallas-fort-worth/plano-north/government/2024/07/15/plano-launches-online-short-term-rental-registration