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New Braunfels vacation rental checklist

Comal County, Texas | Rules checked November 8, 2026

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New Braunfels doesn't allow short-term rentals in any residential zone. In commercial zones a permit ($206, then $128 a year) and a yearly fire inspection are required, and most zones also need a special use permit. The application needs a site plan, a floor plan, and $500,000 in liability insurance. Stays owe 6% state plus 7% city hotel tax, filed monthly with the city.

> Part of New Braunfels is in Guadalupe County; the same city rules apply.

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.

COMAL 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.

CITY OF NEW BRAUNFELS

- [ ] **Check your zoning and flood zone**
  Use the city's STR map. Residential zones don't allow rentals at all. In C-4, C-4A, and C-4B you need only the permit; other non-residential zones also need a special use permit. Homes in the floodway can't be rented.
  New Braunfels short-term rentals: https://newbraunfels.gov/4131/Short-Term-Rentals
- [ ] **Prepare the application**
  Gather your deed, an emergency contact, a site plan, a floor plan, proof of $500,000 per-occurrence commercial liability insurance, the tenant notification sheet, and utility rate information. Add an authorization letter if a manager applies.
- [ ] **Apply and pass the fire inspection**
  Apply in the city's online permit portal before you list anywhere. Each year, pay the $128 renewal, then schedule the Fire Marshal's life-safety inspection. Post the emergency contact decal at the entrance.
- [ ] **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. New Braunfels's 7% hotel tax isn't on Airbnb's collection list. Register with the city and file monthly by the 20th, even with no revenue, through the Rentalscape portal.

Fees

$206 the first year, $128 a year after

Initial permit (includes fire inspection)	**$206**
Annual renewal	**$128**
Late hotel tax	**$50 to $100, then 15% of the tax**

Inspection checklist

- ☐ **Fire Marshal life-safety inspection.** Every year, before renewal.

Who to contact

Planning (STR permits): 830-221-4041
Planning email: planning@newbraunfels.gov
Hotel tax: 830-221-4369
Hotel tax email: treasury@newbraunfels.gov

New Braunfels 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

City of New Braunfels Planning and Development Services: Short Term Rentals. https://newbraunfels.gov/4131/Short-Term-Rentals