LICENSEDRENTAL.COM

Canyon Lake and unincorporated Comal County vacation rental checklist

Comal County, Texas | Rules checked November 8, 2026

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Outside city limits in Comal County, including Canyon Lake, there's no permit. Stays owe the 6% state hotel tax plus the 3% WORD lodging tax, and Airbnb collects both.

> We couldn't find WORD's own hotel tax page in November 2026; confirm the district boundary and filing with WORD.

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.

COMAL COUNTY (UNINCORPORATED AREAS)

- [ ] **Check your deed restrictions**
  Canyon Lake subdivisions often have deed restrictions or property owners' association rules on rentals. Read yours before you list.
- [ ] **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. The Water Oriented Recreation District of Comal County charges 3% on stays in the district, and Airbnb collects it. On direct bookings, ask WORD how to register and file.

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