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Garland vacation rental checklist

Dallas County, Texas | Rules checked November 8, 2026

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Garland licenses short-term rentals every year for $500, with an annual inspection, proof of liability insurance, a 48-hour minimum stay, and no guest parking on the street. Airbnb collects Garland's 7% hotel tax.

> Repeat violators can be put on a compliance agreement or lose their license. These rules come from a 2025 news report; confirm the application steps 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.

DALLAS 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 GARLAND

- [ ] **Get the yearly license**
  Apply for Garland's short-term rental license, show proof of liability insurance, and pass the yearly inspection. The fee rose to $500 a year in 2025.
- [ ] **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 Garland's 7% hotel tax. For direct bookings, register and file with the city.

Fees

$500 a year

Short-term rental license (annual)	**$500**

Inspection checklist

- [ ] **Annual city inspection.**

House rules for guests

Parking: No guest parking on the street

City marshals can cite guests.

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

KERA News: Garland City Council tightens short-term rental rules (September 18, 2025)-
. https://www.keranews.org/news/2025-09-18/garland-city-council-short-term-rental-regulations-complaints