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Grand Prairie vacation rental checklist

Dallas County, Texas | Rules checked November 8, 2026

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Grand Prairie requires a $480 yearly short-term rental permit with an inspection. The application needs a site plan showing parking and a dimensioned floor plan with evacuation routes, plus $1 million liability insurance. You pay the 7% city hotel tax yourself; booking sites don't.

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 GRAND PRAIRIE

- [ ] **Prepare the drawings**
  Draw a site plan showing every parking space, and a dimensioned floor plan with the total square footage, each bedroom and living area, the fire extinguisher, the first aid kit, and evacuation routes. The city posts examples of both.

- [ ] **Apply online**
  Apply in the city's permit portal with the drawings, proof of insurance, your ID, the parcel number, a 24-hour local contact, and last year's rental revenue, and pay the $480 fee. If you're in an HOA, confirm rentals are allowed first: the fee isn't refundable.
  Grand Prairie STR permits:
  https://gptx.org/Departments/Code-Compliance/Short-term-Rentals/Short-Term-Rental-Permits

- [ ] **Pass the inspection and notify neighbors**
  Staff inspect the home, which must match your floor plan. Within 10 days of getting the permit, mail a notice with the permit number and local contact to owners within 200 feet.

- [ ] **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. Pay Grand Prairie's 7% hotel tax directly to the city by the 30th of the following month; booking sites don't collect it.

Fees

$480 a year

Short-term rental permit (annual)	**$480**

Inspection checklist

- [ ] **Smoke and carbon monoxide alarms.** As the city's adopted codes require.
- [ ] **Fire extinguisher.** At least one Type A, inspected yearly.
- [ ] **City inspection.** The home must match the floor plan you submitted.

House rules for guests

Parking: On the property only
No street parking or blocking the sidewalk.

Posted inside: Permit at the front entrance, plus a guest brochure
The brochure lists the local contact and maximum occupancy.

Insurance: $1 million per occurrence
Airbnb's or VRBO's coverage counts only if those are your only booking sites.

Who to contact

Grand Prairie Code Compliance: 972-237-8098
STR permits email: strpermits@gptx.org

Grand Prairie 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 Grand Prairie Code Compliance: Short Term Rental Permits-
. https://gptx.org/Departments/Code-Compliance/Short-term-Rentals/Short-Term-Rental-Permits