LICENSEDRENTAL.COM

Irving vacation rental checklist

Dallas County, Texas | Rules checked November 8, 2026

Scan for the latest version

Irving's new rules took effect July 31, 2026: every short-term rental registers with code enforcement each year, new rentals in single-family homes need a conditional use permit, and no more than 10% of homes on a block can be rentals. Two-night minimum and four off-street parking spaces. Airbnb collects Irving's 9% hotel tax.

> We took these rules from an August 2026 news report and couldn't read the adopted ordinance or find the registration fee. Confirm with Irving code enforcement before you list.

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 IRVING

- [ ] **Check whether you need a conditional use permit**
  A new short-term rental in a single-family home needs a conditional use permit, approved by the planning commission and city council, and no more than 10% of homes on a block face can be rentals. Rentals that were registered and operating legally before July 31, 2026 can continue without one.
- [ ] **Register with code enforcement**
  Register the rental with Irving code enforcement and renew every year. The city has proposed an inspection at each renewal.
- [ ] **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 and VRBO collect Irving's 9% hotel tax under agreements with the city. For direct bookings, register and file with the city.

House rules for guests

Parking: At least 4 on-site spaces
Plus one for each bedroom over four.

Minors: An adult must be on site

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: Irving’s new short-term rental requirements are in effect (August 14, 2026)-
. https://www.keranews.org/news/2026-08-14/irvings-new-short-term-rental-requirements-are-in-effect-what-does-that-mean-for-residents