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Lewisville vacation rental checklist

Denton County, Texas | Rules checked November 8, 2026

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Lewisville caps short-term rental permits at 150 citywide and, since October 2025, requires houses used as rentals to be at least 1,000 feet apart. Permits renew every year. You file the city's 7% hotel tax monthly through the city's STR portal.

> The city's page lists inspection and guest-brochure resources but not the fee or the inspection items; ask 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.

DENTON 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 LEWISVILLE

- [ ] **Check the cap and spacing**
  Lewisville issues no more than 150 active permits. A single-family or duplex rental must be at least 1,000 feet from another; in apartment buildings, no more than 3% of units (or 2 units) can be rentals.
- [ ] **Apply for the permit**
  Apply for a Short-Term Rental Unit permit in the city's portal when applications are open, and renew at least 30 days before it expires.
  Lewisville short-term rentals: https://www.cityoflewisville.com/our-services/code-enforcement/short-term-rentals
- [ ] **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. File Lewisville's 7% hotel tax form every month through the city's STR portal; Airbnb doesn't collect it.

Who to contact

Lewisville Permitting: 972-219-3470
Permitting email: permitting@cityoflewisville.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 Lewisville: Short Term Rentals. https://www.cityoflewisville.com/our-services/code-enforcement/short-term-rentals
Texas Comptroller of Public Accounts (data.texas.gov): Local Hotel Occupancy Tax Reporting 2025. https://data.texas.gov/d/er34-v24h