LICENSEDRENTAL.COM

Sugar Land vacation rental checklist

Fort Bend County, Texas | Rules checked November 8, 2026

Scan for the latest version

Sugar Land allows short-term rentals only in its R-2, R-3 and R-4 zones, and only with a conditional use permit; they aren't allowed in the main single-family zones. Unapproved rentals face fines up to $2,000 a day. Approved rentals owe the 6% state and 7% city hotel tax.

> Sugar Land also reported a 3% venue tax to the Comptroller for 2025; ask the city whether it applies to short-term rentals.

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.

FORT BEND COUNTY, TEXAS

- [ ] **Then pick your city**
  Texas counties can't zone, so rental permits and the city hotel tax are set by each city. Pick your city, or the unincorporated page if there is one for your area.
- [ ] **Other Fort Bend cities**
  Rosenberg and Missouri City each reported a 7% city hotel tax for 2025 that Airbnb doesn't collect; register with the city. We didn't check their codes for rental rules. Outside cities, deed restrictions and HOA rules apply.

CITY OF SUGAR LAND, TEXAS

- [ ] **Check your zoning district**
  Look up your zoning. In the R-1 single-family districts short-term rentals aren't allowed; in R-2, R-3 and R-4 they need a conditional use permit. Renting a room counts too. Rentals of more than 30 days aren't affected.
- [ ] **Apply for a conditional use permit**
  Ask the city's planning staff about the conditional use permit process and fee 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. An approved short-term rental owes Sugar Land's 7% city hotel tax, which Airbnb doesn't collect; register and file it with the city.

Who to contact

Sugar Land Code Enforcement: 281-275-2170
Code Enforcement email: codeenforcement@sugarlandtx.gov
City of Sugar Land: 281-275-2900

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

Texas Comptroller of Public Accounts (data.texas.gov): Local Hotel Occupancy Tax Reporting 2025. https://data.texas.gov/d/er34-v24h

City of Sugar Land: Short-Term Rentals. https://www.sugarlandtx.gov/ShortTermRentals

City of Sugar Land: FAQ: Does the City of Sugar Land allow for short-term rentals?. https://sugarlandtx.gov/Faq.aspx?QID=890