LICENSEDRENTAL.COM

Fredericksburg vacation rental checklist

Gillespie County, Texas | Rules checked November 8, 2026

Scan for the latest version

Fredericksburg is one of the biggest rental markets in Texas, and one of the strictest. A city permit is required, with an inspection every year, and new whole-home rentals aren't allowed in most residential zones. Each home needs a posted evacuation plan, smoke and CO alarms, and an extinguisher on every floor. Stays owe 6% state plus 7% city hotel tax, which you file yourself.

> Rentals permitted before April 1, 2022 can continue as nonconforming permits, but must meet the newer safety, contact, and tax rules at renewal.

> Outside city limits (the ETJ) no permit is needed.

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.

GILLESPIE COUNTY, TEXAS

- [ ] **Then your city**
  Texas counties can't zone, so rental rules come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules may limit rentals. Pick your city.
- [ ] **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. Outside Fredericksburg, ask the city whether its hotel tax reaches your address.

CITY OF FREDERICKSBURG

- [ ] **Check your zoning**
  Look up your lot on the city's STR map. Commercial zones (C1, C1.5, C2, CBD) allow rentals by right. In R1 and R2 no new unoccupied rentals are allowed except by a Zoning Board of Adjustment special exception for "stranded" lots surrounded by rentals or commercial zoning; R3 allows none. A room or guest house in your own homesteaded home can qualify as a B&B or accessory rental.
  Fredericksburg short-term rentals: https://fbgtx.org/845/Short-Term-Rentals
- [ ] **Get the house ready for inspection**
  Every permit passes an inspection before it's issued and every year at renewal. Fix every checklist item first: alarms, extinguishers, bedroom egress, house numbers, pool and fire pit rules, the posted evacuation plan, and posted host rules.

- [ ] **Apply online**
  Apply, renew, or transfer through the city's STR hub. Name a 24-hour contact; an unresponsive contact is a major violation. A permit can transfer to a buyer within 90 days of a sale.
- [ ] **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. Fredericksburg's 7% hotel tax isn't on Airbnb's collection list, so register with the city and file it yourself, Airbnb bookings included. Not paying it suspends the permit for 90 days.

Fees

Permit fees aren't on the city fee schedule; ask the city

Re-inspection after a failed inspection	From the inspection checklist	**$75**
Appeal to City Council		**$300**

Inspection checklist

- [ ] **Smoke alarms.** On every level, in every bedroom, and in the hall outside bedrooms.
- [ ] **Carbon monoxide alarms.** On each floor if there's gas, propane, or an attached garage.
- [ ] **Fire extinguishers.** One 5 lb 2A:10B:C on each floor, professionally inspected every year.
- [ ] **Evacuation plan.** Posted in a prominent place inside.
- [ ] **Bedroom egress.** Every bedroom has an opening straight to the outdoors.
- [ ] **Pools, hot tubs, and fire pits.** Fenced with self-closing gates, door alarms, locking covers, and 10 to 15 foot setbacks.
- [ ] **House numbers.** At least 4 inches tall, facing the street.

House rules for guests

Posted host rules: Inside and in every ad or contract
Occupancy, parking spots, quiet hours, trash, Dark Sky notice, 24-hour contact, 911 and non-emergency numbers.

Quiet hours: 10 p.m. to 7 a.m.

Signs: None in residential zones

Lighting: Shielded, pointed down

Who to contact

Fredericksburg City Hall: 830-997-7521
STR email: str@fbgtx.org

Fredericksburg 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

Texas Comptroller of Public Accounts: Hotel Occupancy Tax. https://comptroller.texas.gov/taxes/hotel/

City of Fredericksburg: Summary of the 2024 STR Ordinance (memo, November 7, 2023). https://fbgtx.org/DocumentCenter/View/6544

City of Fredericksburg: STR Inspection Checklist. https://fbgtx.org/DocumentCenter/View/8810

City of Fredericksburg: Fee Schedule (effective October 1, 2024). https://fbgtx.org/878/Fee-Schedule

City of Fredericksburg Development Services: Short-Term Rentals. https://fbgtx.org/845/Short-Term-Rentals

A plain-language summary of public rules, not legal advice. Confirm with City of Fredericksburg before you rent. Latest version: licensedrental.com/tx/gillespie/fredericksburg

City of Fredericksburg: Short-Term Rental Permit: Frequently Asked Questions. https://www.fbgtx.org/STR_Permit-FAQs