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# Denison vacation rental checklist

Grayson County, Texas | Rules checked November 8, 2026

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Denison has about 150 Airbnb listings. Stays owe 6% state + 7% city hotel tax. We haven't confirmed whether the city requires a short-term rental permit, so ask before you list.

> We found no short-term rental permit in a November 2026 search. Denison requires owners to register every rental unit with the city (no fee), but its information sheet doesn't say whether short-term rentals are included. 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.

### GRAYSON 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.
- [ ] **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 city limits, we found no local hotel tax reported to the Comptroller.

### CITY OF DENISON

- [ ] **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 collects Denison's 7% hotel tax; for direct bookings, register and file with the city.
- [ ] **Ask about permits and zoning**
  Ask the City of Denison whether zoning allows a short-term rental at your address and whether you need a permit, registration, or inspection. Check your deed restrictions and HOA rules too.

## Who to contact

**City of Denison:** 903-465-2720

## 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 Denison: Rental Registration and Inspection Incentive Program information sheet-
. https://www.cityofdenison.com/sites/default/files/fileattachments/community_development/page/18891/rental_registration_info_sheet.pdf