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# Granbury vacation rental checklist

Hood County, Texas | Rules checked November 8, 2026

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Inside Granbury, short-term rentals are allowed only in the historic overlay districts and need a city permit and a certificate of occupancy. Homes are limited to three bedrooms and two guests per bedroom, with a parking space per bedroom. You file the city's 7% hotel tax yourself.

> Most lake homes with a Granbury address are outside city limits, where these rules don't apply; see the Hood County page.

## 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.

### HOOD COUNTY, TEXAS

- [ ] **Inside or outside Granbury?**
  Inside Granbury, the city's permit and overlay-district rules apply. Outside city limits (most lake subdivisions, Pecan Plantation, DeCordova), there's no city permit, but deed restrictions and property owners' association 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 Granbury, we found no local hotel tax reported to the Comptroller.

### CITY OF GRANBURY

- [ ] **Check the overlay map**
  Short-term rentals are allowed only in the Historic Preservation Overlay and Historic Compatibility Overlay districts. Since January 2024, residential properties there don't need a specific use permit.
  Granbury STRs and B&Bs: https://tx-granbury2.civicplus.com/1035/Short-term-Rentals-and-Bed-Breakfasts

- [ ] **Get the permit and certificate of occupancy**
  Apply to Community Development for the short-term rental permit and a certificate of occupancy. If you serve food, you also need a health permit.

- [ ] **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. Every short-term rental in city limits owes Granbury's 7% hotel tax, which you register for and file with the city; Airbnb doesn't collect it.

## Who to contact

**City of Granbury:** 817-573-1114
**Community Development email:** comdev@granbury.org
**STR complaint line:** 682-260-5348

## 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 Granbury Community Development: Short-term Rentals and Bed & Breakfasts-
. https://tx-granbury2.civicplus.com/1035/Short-term-Rentals-and-Bed-Breakfasts