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Kerrville vacation rental checklist

Kerr County, Texas | Rules checked November 8, 2026

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Kerrville requires a yearly short-term rental permit ($100 new, $50 to renew) and allows rentals only in certain zones. Renewals include any updated floor plan. Stays owe 6% state plus 7% city hotel tax, paid monthly to 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.

KERR 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.

CITY OF KERRVILLE

- [ ] **Check your zoning**
  Short-term rentals are allowed in the R-1A, R-3, RT, DAC, and MU zoning districts.
- [ ] **Apply online**
  Register each unit through MyGovernmentOnline and renew every year, sending any updates such as a new floor plan.
  Kerrville short-term rentals: https://kerrvilletx.gov/2190/Short-Term-Rental-STR
- [ ] **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. Kerrville's 7% hotel tax isn't on Airbnb's collection list; pay it monthly to the City Finance Department.

Fees

$100 the first year, $50 a year after

New registration	**$100**
Annual renewal	**$50**

Who to contact

Kerrville Code Enforcement: 830-258-1172
Code Enforcement email: donna.bowyer@kerrvilletx.gov

Kerrville 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

City of Kerrville: Short-Term Rental Units. https://kerrvilletx.gov/2190/Short-Term-Rental-STR

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