LICENSEDRENTAL.COM

Oak Ridge North vacation rental checklist

Montgomery County, Texas | Rules checked November 8, 2026

Scan for the latest version

Oak Ridge North banned new short-term rentals in June 2024. Rentals that were already operating can keep going with a yearly city license; every rental, long- or short-term, must register.

We built this page from news coverage; confirm the license terms and fee with the city. Violations are misdemeanors with fines up to $2,000. Neighboring Shenandoah was also writing a short-term rental ordinance in 2024.

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.

MONTGOMERY 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.
- [ ] **Outside city limits**
  Most Lake Conroe shoreline is outside city limits, with no permit and only the 6% state hotel tax (which Airbnb collects). Your subdivision's deed restrictions and POA rules are the main limits; check them before you list.

CITY OF OAK RIDGE NORTH, TEXAS

- [ ] **Don't start a new rental**
  A property that wasn't an established short-term rental when the ordinance passed can't be registered or advertised as one.
- [ ] **Renew an existing license every year**
  Established rentals hold a one-year license that can't be transferred to a buyer. Life-safety violations, false information, or two parking, noise or nuisance citations in 12 months can cost you the license.
- [ ] **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. Oak Ridge North's 7% city hotel tax isn't collected by Airbnb; file it with the city.

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

LakeConroe.com: What to know about Oak Ridge North's new ordinance on vacation rentals-
. https://lakeconroe.com/lake-conroe-area-news/what-to-know-about-oak-ridge-norths-new-ordinance-on-vacation-rentals

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

Community Impact: Short-term rental growth in south Montgomery County spurs regulation discussions (July 18, 2024).
https://communityimpact.com/houston/the-woodlands/real-estate/2024/07/18/short-term-rental-growth-in-south-montgomery-county-spurs-regulation-discussio