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The Woodlands vacation rental checklist

Montgomery County, Texas | Rules checked November 8, 2026

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The Woodlands isn't a city, but the township approves short-term rentals under its covenants: an application, a maintenance and use agreement, insurance, a local contact, a $500 deposit, and yearly renewal. Stays owe 15% hotel tax (9% township), which you file with the township; Airbnb doesn't collect it.

> The township can't pass ordinances or fines; it enforces through the covenants and the use agreement, and it has revoked approvals. A township subcommittee has been studying tighter rules since January 2025. Part of The Woodlands (Creekside Park) is in Harris County.

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.

THE WOODLANDS TOWNSHIP, TEXAS

- [ ] **Check your village covenants**
  Rentals must follow the deed restrictions and covenants for your village and neighborhood, which differ across The Woodlands. You must provide adequate parking and you're responsible for guests' behavior.
- [ ] **Apply to Covenant Administration**
  Submit the short-term rental application, sign the maintenance and use agreement, show proof of insurance, name a local contact, and pay the $500 compliance deposit. Renew every year.
  Woodlands short-term rentals:
  https://www.thewoodlandstownship-tx.gov/Departments/Covenant-Administration/Short-Term-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. The township's 9% hotel tax applies to every short-term rental and is filed with The Woodlands Township Finance Department, even for Airbnb bookings. If you collect less than $2,500 a month you may file quarterly (from January 1, 2026).

Fees

$500 compliance deposit

Compliance deposit	**$500**

Who to contact

Woodlands Township Covenant Administration and Finance: 281-210-3800

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

The Woodlands Township Covenant Administration: Short Term Rentals-
. https://www.thewoodlandstownship-tx.gov/Departments/Covenant-Administration/Short-Term-Rentals

Community Impact: Subcommittee eyes short-term rental regulations in The Woodlands (July 11, 2025).
https://communityimpact.com/houston/the-woodlands/real-estate/2025/07/11/subcommittee-eyes-short-term-rental-regulations-in-the-woodlands

The Woodlands Township Finance Department: Taxes: Hotel Occupancy Tax-
. https://www.thewoodlandstownship-tx.gov/Departments/Finance/Taxes