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Port Aransas vacation rental checklist

Nueces County, Texas | Rules checked November 8, 2026

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Port Aransas allows short-term rentals only in R-2 and higher zones and requires a yearly registration that includes an inspection: $200 for a one-bedroom plus $100 for each extra bedroom. A 24/7 contact must resolve hotline complaints within 60 minutes. Stays owe 6% state plus 9% city hotel tax (15% total since January 2026), which owners file monthly; Airbnb doesn't collect the city tax.

> Late hotel tax owes 10% a year interest after 60 days and a 15% penalty after 90 days. We couldn't open the ordinance itself (No. 2022-02), so ask the city for the inspection checklist and any occupancy or parking limits.

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.

NUECES COUNTY, TEXAS

- [ ] **Then pick your city**
  Texas counties can't zone, so rental permits and the local hotel tax are set by each city. Pick your city, or the unincorporated page if you're outside city limits.

CITY OF PORT ARANSAS, TEXAS

- [ ] **Check the zoning**
  Rentals by the day or week are allowed only in R-2 and higher zoning districts.
- [ ] **Register in MuniRevs**
  Create a MuniRevs account, get the activation code for your property, and register it. Decide with your property manager who registers and who pays the hotel tax; a manager who pays must be linked to the property.
  Port Aransas STR registration:
  https://cityofportaransas.org/departments/development-services/short-term-rental-registration/
- [ ] **Pay the fee and pass the inspection**
  The yearly fee is $200 for an efficiency or one-bedroom unit plus $100 for each additional bedroom, and it includes one inspection. Registrations expire December 31 and aren't prorated.

☐ **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. Port Aransas's 9% hotel tax (raised to a 15% combined rate on January 1, 2026) isn't collected by Airbnb. File monthly in MuniRevs by the 20th; you keep 1% for paying on time.

Fees

$200 for a one-bedroom, plus $100 for each extra bedroom, every year

Annual registration, efficiency or 1 bedroom Includes one inspection.	**$200**
Each additional bedroom	**$100**

House rules for guests

Guest information: Tenant information sheet and trash rules
The city publishes a tenant information sheet, trash do's and don'ts, and a sanitation map.

Who to contact

STR Specialist (ext. 227): 361-749-4111
STR hotline: 361-333-5659

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 Port Aransas Finance: Hotel Motel Tax. https://cityofportaransas.org/?p=3300

City of Port Aransas Development Services: Short Term Rental Registration-
. https://cityofportaransas.org/departments/development-services/short-term-rental-registration/

City of Port Aransas: 2025 Fee Schedule (Resolution 2025-R47, September 2025)-
. https://cityofportaransas.org/wp-content/uploads/2025/10/2025-Fee-Schedule-Sept-2025.pdf

KRIS 6 News: Port Aransas voters approve hotel tax increase to fund city improvements (November 5, 2025).
https://www.kristv.com/news/local-news/in-your-neighborhood/nueces-county/port-aransas/port-aransas-voters-approve-hotel-tax-increase-to-fund-city-improve