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Arlington vacation rental checklist

Tarrant County, Texas | Rules checked November 8, 2026

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Arlington allows short-term rentals only in its STR Zone near the Entertainment District, the RM-12 and RMF-22 districts, and some mixed-use and planned developments. The permit is $500 a year, needs a dimensioned floor plan, a plot plan showing parking, and $1 million insurance, and passes a city inspection. You file the city's 9% hotel tax yourself.

> A permit can be revoked after more than two citations in 12 months. The rules applied during the 2026 World Cup with no exemptions.

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.

TARRANT COUNTY, TEXAS

- [ ] **Then pick your city**
  Texas counties can't zone, so short-term rental permits, zoning limits, and the local hotel tax come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules often limit rentals.

CITY OF ARLINGTON

- [ ] **Check the STR map**
  Short-term rentals are allowed in the STR Zone near the Entertainment District (every parcel), the RM-12 and RMF-22 districts, existing homes in non-residential and mixed-use districts, and planned developments that allow 12 or more units an acre. Everywhere else they're not.

- [ ] **Open a hotel tax account**
  Open your Arlington hotel occupancy tax account first (2–3 business days); the permit application asks for it. The city suggests starting 2–3 months before your first guest.

- [ ] **Prepare the drawings and documents**
  You need a dimensioned floor plan of the interior, a dimensioned plot plan or aerial view showing the rental's parking spaces, a certificate of insurance ($1 million per occurrence), your host rules, and an authorization letter if you're not the individual owner.

- [ ] **Apply and pass the inspection**
  Apply at ArlingtonPermits.com and pay the $500 fee. Code compliance calls within 1–2 days to schedule an inspection. Renew every year with updated documents.
  Arlington STR application:
  https://www.arlingtontx.gov/Business/Development-Resources/Land-Development/Process-Guides-Videos/Short-Term-Rentals/Short-T
- [ ] **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. Arlington's 9% hotel tax is filed monthly with the city; Airbnb doesn't collect it.

Fees

$500 a year

Short-term rental permit (new or renewal, one year)	**$500**

Inspection checklist

- [ ] **Smoke detectors.**
- [ ] **Fire extinguisher.**
- [ ] **More than one exit route from rooms.** Inspectors also look for hazards like exposed wiring.

House rules for guests

Quiet hours: 10 p.m. to 9 a.m.
No amplified sound or outdoor gatherings.

Events: Not allowed

Host rules: Given to guests
Parking, noise, curfew, trash, penalties, and the local responsible party's contact.

Parking: Off-street spaces only
Guest vehicles are limited to the spaces on the property.

Trash: At the curb after 7 p.m. the night before pickup

Who to contact

Arlington Planning and Development: 817-459-6502
Permit email: planningdevelopment@arlingtontx.gov
24/7 STR hotline: 817-775-5626

Arlington 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 Arlington Planning and Development Services: Short-Term Rentals FAQ-
. https://arlingtontx.gov/files/assets/city/v/1/planning-and-development-services/documents/str/faq_strs.pdf

City of Arlington: Thinking About Listing Your Home as a Short-Term Rental? (February 2026)-
. https://www.arlingtontx.gov/News-Articles/2026/February/Thinking-About-Listing-Your-Home-as-a-Short-Term-Rental

City of Arlington Planning and Development Services: Short-Term Rentals Application Process.
https://www.arlingtontx.gov/Business/Development-Resources/Land-Development/Process-Guides-Videos/Short-Term-Rentals/Short-Term-Rentals-Application

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