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Fort Worth vacation rental checklist

Tarrant County, Texas | Rules checked November 8, 2026

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Fort Worth doesn't allow short-term rentals in residential zones, including single-family neighborhoods; they're allowed only in mixed-use, form-based, commercial, and industrial districts, with a $150 city registration ($100 a year to renew). Courts upheld the ban in 2025 and 2026. You file the city hotel tax yourself through the city's Localgov portal.

Fines generally run up to $500, and up to $2,000 per occurrence for fire safety, zoning, or health violations. Code compliance has cited more than 100 properties.

In May 2026 the Second Court of Appeals held that owners in single-family districts have no vested right to rent short-term (Modern Builders v. City of Fort Worth).

The city's 2024 tax slides show 9%. Voters were asked in May 2024 to add 2% for the convention center (17% total). Ask the city which rate your return uses.

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 FORT WORTH

- [ ] **Confirm your zoning first**
  Run your address through the city's Permit Assist zoning tool. You can register only if it says your project is allowed or gets additional staff review. Most homes in residential districts don't qualify.
- [ ] **Register the rental**
  Register with the city ($150 the first year, $100 each annual renewal). Applications are denied mainly when the property is in a district that doesn't allow 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. Fort Worth's hotel tax is filed through the city's Localgov portal: a return every month, even at $0, due the 1st and paid by the 25th to avoid a 15% penalty. Airbnb doesn't collect it.
  Localgov tax portal: https://tax.localgov.org/login

Fees

$150 the first year, $100 a year after

Short-term rental registration (first year)	**$150**
Annual renewal	**$100**

Who to contact

Localgov (city hotel tax portal): 877-842-3037
Localgov email: service@localgov.org

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 Fort Worth Finance (Localgov): Localgov taxpayer training: Fort Worth short-term rentals-
. https://www.fortworthtexas.gov/files/assets/public/v/2/finance/documents/localgov/localgov-taxpayer-training-presentation-fw-strs.pdf

Second Court of Appeals of Texas: Second Court of Appeals case summaries, week of May 25, 2026 (Modern Builders, LLC v. City of Fort Worth).
https://txcourts.gov/2ndcoa/about-the-court/case-summaries/2026/week-of-may-25-2026/

Community Impact: Fort Worth issues 85 permits for short-term rental operators (June 6, 2024).
https://communityimpact.com/dallas-fort-worth/keller-roanoke-northeast-fort-worth/government/2024/06/06/fort-worth-issues-85-permits-for-short-term-rental-o

Fort Worth Report: Fort Worth will vote on tax increase for visitors (April 17, 2024)-
. https://fortworthreport.org/2024/04/17/fort-worth-will-vote-on-tax-increase-for-visitors-extra-revenue-to-fund-convention-center-expansion/

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