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Grapevine vacation rental checklist

Tarrant County, Texas | Rules checked November 8, 2026

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Grapevine forbids short-term rentals in houses and in commercial buildings; since 2024 they're allowed only in apartment complexes the City Council approves, with a permit and inspection. A homeowners' lawsuit against the 2018 ban (City of Grapevine v. Muns) has kept some rentals going; check its status before you buy.

> Grapevine's 2018 ban was challenged in City of Grapevine v. Muns. The court of appeals let the homeowners' claims go forward in 2021 and the Texas Supreme Court declined review in 2023; as of 2024 a final trial was pending and the injunction let those residents keep renting. Fines run up to $2,000 per violation.

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 GRAPEVINE

- [ ] **Know what's allowed**
  Short-term rentals are forbidden in residential and non-residential districts. A multifamily development first needs a conditional use approved by City Council, then each unit needs a multifamily short-term rental permit after an inspection.
- [ ] **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. Grapevine's city hotel tax is 7%; Airbnb doesn't collect it, so ask the city how to register and file.

House rules for guests

Parking (apartments): At least one space per two-bedroom unit

Who to contact

Grapevine Code Enforcement: 817-410-3156
Code Enforcement email: codeenforcement@grapevinetexas.gov

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 Grapevine: Short-Term Rental FAQs. https://grapevinetexas.gov/m/faq?cat=43

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

Community Impact: Restrictions pose challenges for Grapevine's short-term rental owners (March 8, 2024). https://communityimpact.com/dallas-fort-worth/grapevine-colleyville-southlake/government/2024/03/08/restrictions-pose-challenges-for-grapevines-short-term-r