LICENSEDRENTAL.COM

Lakeway vacation rental checklist

Travis County, Texas | Rules checked November 8, 2026

Scan for the latest version

Lakeway caps short-term rentals in single-family homes at 25 permits, spaced more than 1,000 feet apart; condo permits aren't capped. Stays must be at least two nights. Stays owe 6% state plus 7% city hotel tax, which you file with the city yourself.

> These rules come from a July 2024 news guide; we couldn't read Lakeway's code online. Confirm the permit count and fees with the city.

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.

TRAVIS COUNTY, TEXAS

- [ ] **Then your city**
  Texas counties can't zone, so rental rules come from the city your home is in. Outside city limits there's usually no permit, but deed restrictions and HOA rules may limit rentals. Pick your city.

- [ ] **Outside city limits**
  In unincorporated Travis County, including Austin's extraterritorial jurisdiction, you don't need an Austin license and don't owe Austin's hotel tax. You still owe the 6% state hotel tax, which Airbnb collects on its bookings.

CITY OF LAKEWAY

- [ ] **Ask whether a permit is open**
  With only 25 single-family permits, ask the city whether one is available and how far your home is from the nearest permitted rental. Condo permits aren't capped.

- [ ] **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. Lakeway's 7% hotel tax isn't on Airbnb's collection list, so register with the city and file it yourself, Airbnb bookings included.

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 Austin Development Services: Changes to Short-Term Rental Regulations. https://austintexas.gov/str

Community Impact: Local guide: Short-term rental laws in the Lake Travis-Westlake area (July 9, 2024). https://communityimpact.com/austin/lake-travis-westlake/real-estate/2024/07/09/local-guide-short-term-rental-laws-in-the-lake-travis-westlake-area

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