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West Lake Hills vacation rental checklist

Travis County, Texas | Rules checked November 8, 2026

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West Lake Hills allows short-term rentals only in homes their owners live in, with a city permit and a two-night minimum. Guesthouses, trailers, and RVs can't be rented.

> From a July 2024 news guide; confirm fees and current rules 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 WEST LAKE HILLS

- [ ] **Apply to the city**
  Ask the city for a short-term rental permit. The permit is revoked after three complaints in a year.
- [ ] **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. West Lake Hills doesn't report a city hotel tax to the Comptroller; ask the city whether one applies.

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