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Brenham vacation rental checklist

Washington County, Texas | Rules checked November 8, 2026

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Brenham requires short-term rental hosts to collect and file the city's 7% hotel tax monthly; we found no rental permit. Airbnb doesn't collect the city tax, so you file it yourself.

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.

WASHINGTON 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.

CITY OF BRENHAM

- [ ] **Get a city hotel tax account**
  Contact the city for a hotel tax account number (separate from your state number), then file on the city's MUNIRevs portal.
  Brenham hotel tax:
  https://docs.cityofbrenham.org/city_government/departments/tourism_and_marketing/hotel_occupancy_tax.php

- [ ] **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. File Brenham's 7% every month by the last day of the next month, zero returns included; pay from a bank account (no cards). The city says no platform has ever paid its tax for hosts.

Who to contact

Hotel tax: 979-337-7586
Hotel tax email: njoiner@cityofbrenham.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 Brenham Tourism and Marketing: Hotel Occupancy Tax-
. https://docs.cityofbrenham.org/city_government/departments/tourism_and_marketing/hotel_occupancy_tax.php