



PO Box 397 ♦ Telluride, CO 81435
970-728-2159
Short Term Rental Program

IMPORTANT INFORMATION FOR TOWN OF TELLURIDE SHORT-TERM RENTAL & LODGING BUSINESSES

If you have a short-term rental license, please review this information to avoid common tax filing mistakes.

Questions? Contact the STR Program Administrator at **970-728-2159** or **aberard@telluride-co.gov**.

⚠ Note: Mid-term and long-term rental licenses (30+ nights) do **not** have to pay STR taxes.

Tax Payments to the Town of Telluride

- The Town of Telluride does **not** have tax agreements with Airbnb, VRBO, FlipKey, or other booking sites.
→ Even if they say they pay **local** taxes, they do not.
- Owners/managers must pay **local sales, excise, and affordable housing taxes** directly to the Town using the **Rentalscape online portal**.
- County and State taxes must be paid separately to the **State of Colorado** through the **SUTS (Sales & Use Tax System)**.

Tax Rates

- **Most STRs (non-hotel):**
 - 17.22% total taxes each month
 - 11% paid to the **Town of Telluride**
 - 6.22% paid to the **State of Colorado**
- **STRs classified as commercial property:**
 - Not subject to the 2.5% Affordable Housing STR Tax
 - 8.5% paid to the **Town of Telluride**
 - 6.22% paid to the **State of Colorado**

- **Vendor's fee credit:**
 - 1.35% will automatically be deducted from sales tax if you file and pay on time.
 - You lose this credit if your taxes are late.
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State of Colorado & San Miguel County Taxes

File these taxes separately using SUTS:

👉 [Colorado Sales & Use Tax](#) or call (303) 238-7378.

What Counts as Taxable Income

- You should only pay taxes on the nightly rental rate amount.
 - You should NOT include fees in this amount such as:
 - cleaning
 - credit card
 - management
 - service/booking
 - processing
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Deductions

- **Most STRs cannot take deductions.**
- **Long-term rentals (30+ nights):**
 - This income is not taxable.
 - You can include this in your gross revenue, then deduct the long-term rental income only. Or, simply do not include the long-term revenue in your STR gross income when filing.
- **Example of allowable deduction:** Renting to a tax-exempt nonprofit or government agency.

Not Deductible

These costs cannot be deducted:

- Cleaning fees (just don't include them in gross revenue)
 - Property maintenance or repairs
 - Appliances
 - Property management fees
 - Property taxes
 - Supplies
 - HOA dues or assessments
 - Charitable donations
 - Booking fees
 - Sales taxes
 - Damage costs
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Resources & Help

- [Town of Telluride STR Page](#)
 - [Sales Tax Rules](#)
 - [Excise Tax Rules](#)
 - [Affordable Housing STR Tax](#)
 - [Business Licenses](#)
 - [Land Use Code](#)
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Audits & Corrections

- The Town's STR Program Administrator, Finance, and Legal teams review returns.
- If major errors are found, you'll be contacted and given a chance to fix them.

- If you **under paid**, you can file an **additional return** in Rentalscape at any time if you notice an error.
 - If you **over paid**, you will need to contact the STR Program Administrator for next steps. Additional information will be requested at that time.
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 **Thank you for following Telluride's STR rules and tax requirements.**

Ashley Berard

STR Program Administrator

 P.O. Box 397, Telluride, CO 81435

 970-728-2159 |  aberard@telluride.gov
