



Updates to Airbnb Tax Settings

February 3, 2025



Disclaimer

This presentation is provided for informational purposes only and reflects my personal knowledge and experience with the Short Term Rental Ordinance in San Antonio and Airbnb tax settings. While I strive for accuracy, **I do not represent Airbnb, VRBO, the City of San Antonio, Bexar County, or the State of Texas** in an official capacity.

I cannot be held liable for any errors, omissions, changes in tax laws or software settings, or issues related to tax collection and remittance. **Hosts are responsible for verifying their own tax obligations** and should consult with a tax professional, the Texas Comptroller, and local tax authorities for official guidance.

By viewing this presentation, you acknowledge that it is for general informational purposes only and does not constitute legal or financial advice.

Applicable Codes/Ordinances/Agreements

- Airbnb and VRBO have **Voluntary Collection Agreements** with the State of Texas to collect and remit State HOT.
- The city of San Antonio collects **Bexar County** HOT.
- The 2024 City of San Antonio STR ordinance says, “A short term rental platform that collects state HOT in the City of San Antonio shall collect and remit to the City of San Antonio the applicable HOT for the City of San Antonio and Bexar County...”
- Airbnb challenged the collection of Bexar County HOT and won't collect it based on this ordinance.

Review: Hotel Occupancy Tax Before 2/1/25

- Three taxes apply-
 - State of Texas (6%), City (9%), County (1.75%)

Default Tax Setting:

- Airbnb **collected & remitted state tax (6%)** per agreement.
- **You** collected, reported, & remitted **city (9%) & county (1.75%)** taxes via Avenu.
- **If outside city limits:** Only collect state & county taxes (no city tax).

Custom Tax Setting:

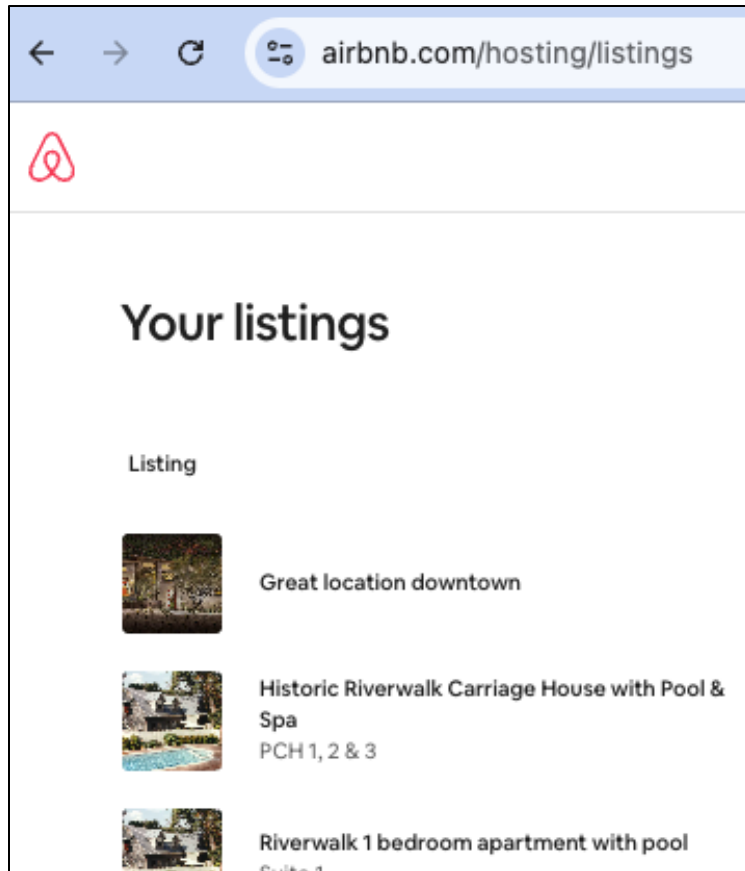
- Airbnb **collected & passed through** any tax you set.
- **State tax (6%) shifts to you** – Airbnb stopped remitting it, so sent it to the Texas Comptroller.
- In your **Airbnb listing setup**, enter **16.75%** for **Hotel Tax** (to collect all three taxes).
- **You** reported & remitted **city & county** taxes via Avenu; **state** tax to the state.

If outside city limits:

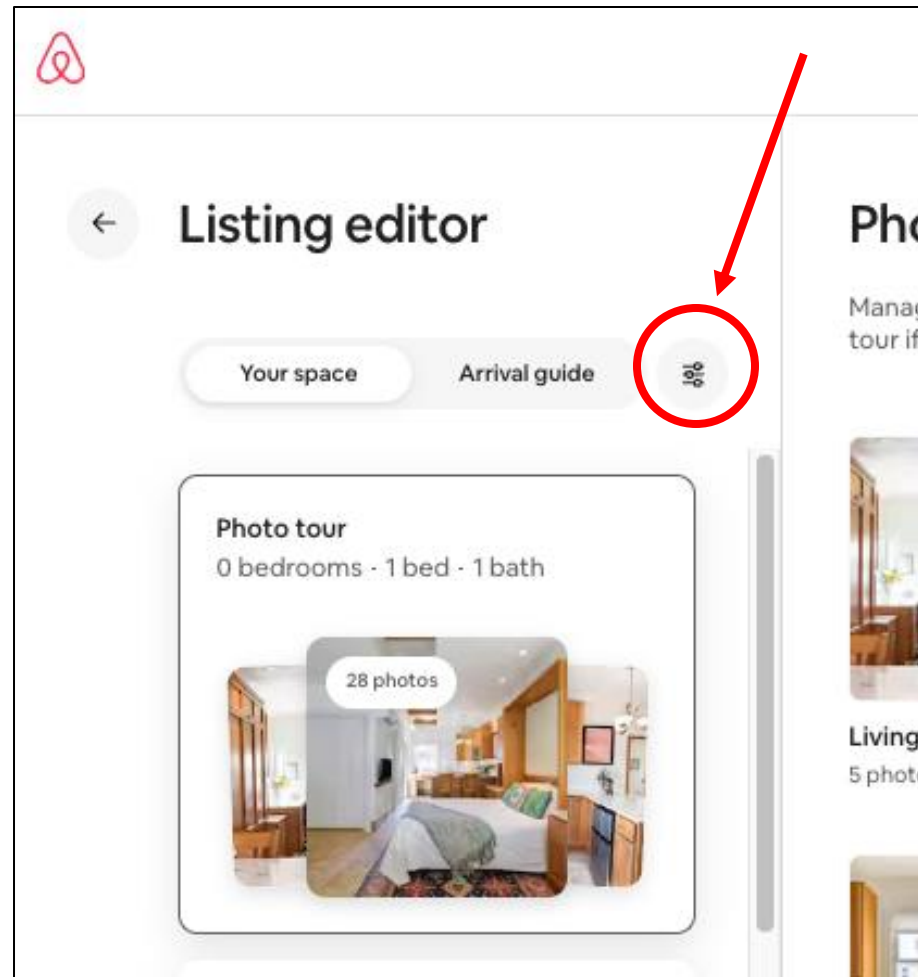
- Enter **7.75%** for **Hotel Tax** (to collect state & county tax only).

Airbnb Tax Settings

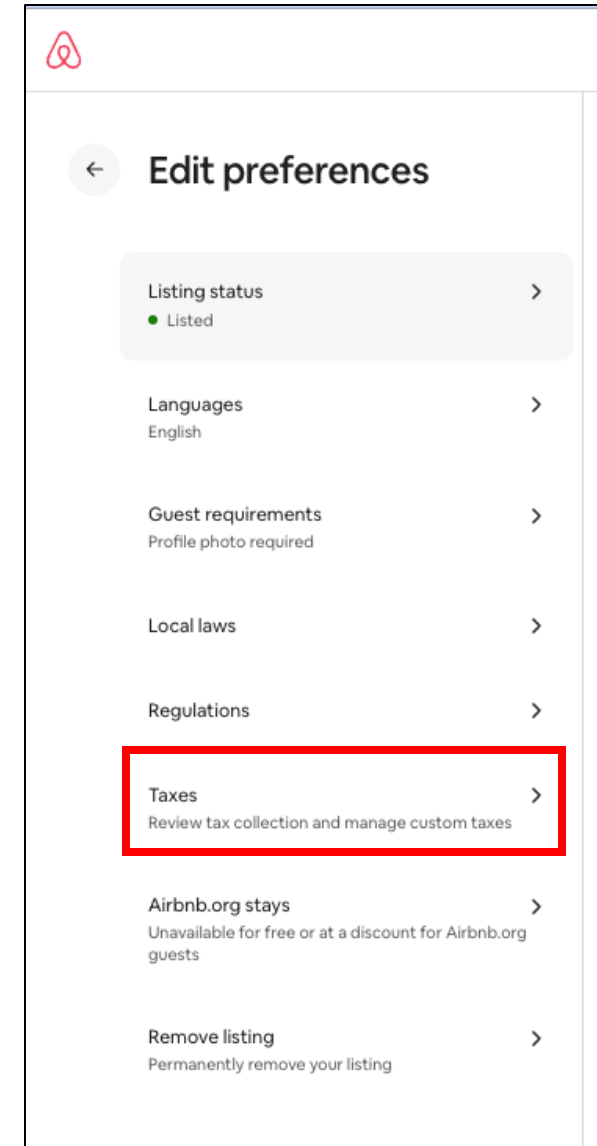
1 – Go to listing



2 – In a listing, click on the edit menu



3 – go down to Taxes, and click on it



Previous Settings: Prior to Feb 1, 2025

Occupancy tax collection
Taxes apply to your nightly price and fees for bookings, and we include them in your earnings report. Guests are shown tax amounts as part of the booking total.

Choose a tax collection option:

Default CURRENT

With this option we collect and remit a set of taxes on your behalf.

Custom

With this option you can add and remit your own taxes that we collect on your behalf.

Default tax collection
As a default, we already collect and remit occupancy taxes on your behalf based on the listing location:

Accommodations Tax (Texas)

To revert back to default tax collection, you must delete all custom taxes.

This is what those in Bexar County but outside City limits should still see today.

Previous Settings: Prior to Feb 1, 2025

Occupancy tax collection

Taxes apply to your nightly price and fees for bookings, and we include them in your earnings report. Guests are shown tax amounts as part of the booking total.

Choose a tax collection option:

Default **CURRENT**

With this option we collect and remit a set of taxes on your behalf.

Custom

With this option you can add and remit your own taxes that we collect on your behalf.

To choose this option and replace the taxes we currently collect on your behalf, add your own taxes. We'll collect the taxes on new bookings, remit them to you, and include details in your payout report. [Learn more](#)

Add a tax



Tax Settings Today-Inside San Antonio City Limits

All listings inside the City of San Antonio are set to default.

- **Airbnb collects & remits state tax (6%).**
- **Airbnb also collects & remits city tax (9%).**
- **You must report all income & collect/remit county tax (1.75%) via Avenu.** *Note: Avenu's portal should be updated by March 1.*

You can now add the county tax as a Custom tax:

- **Airbnb collects & passes through** to you any tax you set.
- In your **Airbnb listing setup**, enter **1.75%** for **Hotel Tax** (to collect state & county taxes).

Note: Make sure you have professional hosting tools turned on, by going to your profile (click on your picture in the upper right corner of your screen), then click on Account, and Professional Hosting Tools.

Local tax collection

Taxes/fees may apply to your bookings. Airbnb collects tax(es) on your behalf and you have the option to set, collect and remit additional tax(es) yourself.

Local taxes collected and remitted by Airbnb

We automatically collect these taxes from guests for each booking and remit them directly to local tax authorities.

[Learn more](#)

Hotel Occupancy Tax (San Antonio)
Hotel Occupancy Tax (Texas)

[Review the tax amounts collected by Airbnb >](#)

Custom tax collection

If additional taxes are applicable to your bookings, you have the option to add them in the Custom Tax Collection tool.

Taxes collected will be sent to you to remit to the tax authorities. [Learn more](#)

Hotel tax
1.75% per booking



Add a tax

This is what a San Antonio city listing should look like today. If yours doesn't look like this, make sure that you have professional hosting tools turned on, that you've deleted all old custom tax settings (and saved, exited, and reloaded the website), and that you have access to the account (not a cohost with limited access). Contact Shelley if you see something different. Email shelleygalbraith@gmail.com



Outside City Limits (in Bexar County)

- The settings stay the same as before: you choose default or custom tax, collect state tax (6%) and county tax (1.75%), and respectively report and remit each to the state and to Avenu.
- If you live in another city such as Alamo Heights, Hill Country Village, or Hollywood Park, check with your city to see if there are permit or hotel tax requirements.

Adding a Tax

Add a tax

This tax will be collected for any new bookings. If this tax is remitted to you, you are responsible for submitting, paying and reporting the correct amount to the tax authorities. In some jurisdictions, we will instead remit this tax directly to local tax authorities.

Tax type

Type of charge

Amount

Business tax ID

You can find this number on your tax registration documents

I do not have a business tax ID

- ✓ Hotel tax
- Lodging Tax
- Room tax
- Tourist tax
- Transient occupancy tax
- Sales tax
- VAT/GST
- Tourism Assessment/Fee

- ✓ Per guest
- Per guest, per night
- Per night
- Percentage per booking

Choose “hotel tax” and “percentage per booking”

Adding a Tax (continued)

Accommodations tax registration number

You can find this number on your tax registration documents

Does your jurisdiction provide exemptions for long-term stay?

Tax may not apply to bookings longer than a certain number of days. [Learn more](#)

Yes

No

Terms for adding taxes

I confirm this tax amount is correct, and I will pay this tax once remitted to me by Airbnb. I grant Airbnb permission to disclose tax-related and transaction information (such as listing address, tax amount, and Tax ID) to the relevant tax authorities.

Cancel

Save

Long Term stays are exempt from HOT

*San Antonio Code of Ordinances, Ch. 31, Article IV-
Hotel Occupancy Tax*

Section 31-68: The cost of or consideration paid for a sleeping room or facility occupied by a permanent guest is not subject to this tax.

Section 31-66 Definitions "Permanent...shall mean any occupant who has occupied or has paid for the exclusive right to occupy a particular sleeping room or rooms or sleeping facility in a hotel for at least thirty (30) consecutive days..."

Yes, to long term stays, 29 days are taxed, greater than 29 days are not taxed, but exempt.



We are told that VRBO settings are updated now.



Shelley-

We had a system issue with our 2/1 launches. Our tax team is actively working to correct this as we speak, but we can assure you that we are responsible, and will remit the taxes even if we did not collect them.

Jaclyn



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Questions?



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