

Short Term Rental Program Frequently Asked Questions

1. When will Airbnb and Vrbo begin collecting and paying the local hotel occupancy tax?

The platforms will be paying local hotel tax on all reservations made on or after August 1, 2021, regardless of the check-in date. Owners and managers are responsible for the taxes for all reservations on the books as of July 31, 2021, regardless of the check-in date.

2. My property is listed on booking sites other than Airbnb and Vrbo, will these other websites collect and remit the Galveston HOT also?

No. At this time, only Airbnb, Vrbo and some property management companies will be collecting and remitting the local hotel tax.

3. Will the Galveston Park Board be recording payments made by the platforms to my online account?

No, the platforms will be reporting and remitting the local hotel tax in one a lump sum. No payments will be posted to individual accounts.

4. How can I be sure Airbnb and Vrbo are paying my taxes?

To verify the proper amount is being paid on your behalf, we recommend contacting Airbnb and/or VRBO. You may try looking at the detail charges on any of your reservations. You should see two tax lines: one for the state and one for Galveston. If this is not happening, please contact the platform immediately and ask them to correct the error. NOTE: If you previously requested a custom tax, be sure to update your listing and opt in for all taxes to be withheld. (i.e., default)

5. Do I still file a zero report once the platforms start paying all my taxes?

No, you do not have to file zero reports. All you must do is keep your Park Board account open and current. Be sure to retain all transaction reports and other pertinent information provided to you by Airbnb and VRBO for audits.

6. How do I keep my account current?

By maintaining a valid registration with the Galveston Park Board.

7. I am a new short term rental owner. How do I register?

You can register on the [Galveston Park Board website](#):

8. What is a GVR #?

GVR stands for Galveston Vacation Rental (number) – all properties being used as a short term rental on Galveston Island must have one. A GRV # is required for all listings.

9. How do I get a GRV #? When you register your short term rental property, you are assigned a GVR number.

10. What information do I need to have on hand when I go online to register my property? You will need your property address, the GCAD number (found at www.galvestoncad.org), number of bedrooms, sleeping capacity, the name and telephone number of a 24 hour local contact for the property, and a bank account (ACH) or credit card for the registration fee. A small convenience fee will be added to all online payments.

11. Can a property management company register on behalf of the properties it manages and pay in one payment? Yes, a property management company can register and pay on behalf of the properties it manages.

12. What happens if I sell my house? Will the GVR # stay with the property? No. When a property changes ownership a new registration is required which will generate a new GVR number.

13. If I stop renting my property as a short term rental, do I need to notify the Park Board or do anything? Yes. You should notify the Park Board by email that the property is no longer being used as a short term rental.

14. What happens if I do not renew my registration by December 31st? The invalid GVR number and property address will be sent to the platforms and your listing will be removed. Once the registration is updated, you will be responsible for contacting the platforms and having your property reinstated.

15. Do I have to have a registration number for each unit, or can I just register them all under one number? You must have a unique registration number for each rentable unit. Example: A 4-plex must have four registrations with a unique GVR for each rentable unit.

16. Why was there an increase in the registration fee? The city council voted to increase the fee in October.

17. How will the funds be spent? The Galveston Park Board is using a portion of the funds to cover the expenses for administering HOT collections and compliance; for information on how the remaining funds will be spent you can contact your city council person directly.

