LICENSEDRENTAL.COM

Anniston vacation rental checklist

Calhoun County, Alabama | Rules checked November 5, 2026

Scan for the latest version

Anniston requires a short-term rental business license and a yearly certificate of occupancy (after a free city inspection) for each rental, a contact who answers within an hour, rental insurance, and notice to adjoining owners within a week. Occupancy is the lesser of 2 per bedroom plus 2 or 4 per parking space; lodgings tax is 11%.

> The city code (§13.11) says to remit the lodging tax to the city, while the state's report lists Anniston's 6% as state-administered since July 2024. Ask the city which account to use.

Licensing steps

STATE OF ALABAMA

- [ ] **Register for the lodgings tax**
  Create an account at My Alabama Taxes (MAT) and register for state lodgings tax, plus any local lodgings taxes the state administers for your county and city. Cities that collect their own tax need a separate account with the city.
  My Alabama Taxes: https://myalabamataxes.alabama.gov/
- [ ] **File by the 20th**
  Returns are due by the 20th of the following month. Small filers can ask (before February 20) to file quarterly, twice a year, or yearly. Paying on time earns a small discount (5% of the first $100 of tax, 2% after).
- [ ] **Know what the platform collects**
  Under Act 2024-334, Airbnb, VRBO, and other booking platforms collect the state and local lodgings taxes on their bookings unless your contract says you remit. You still owe tax on direct bookings, and the law adds a yearly report of every unit rented more than 14 days.
- [ ] **Keep filing once you register**
  If every booking goes through a platform that collects all your state and local lodgings taxes, you may not need your own account. But if you take direct bookings, or the platform doesn't collect one of your local taxes (often the ones filed with a city, a county, or Avenu), register and file it yourself. Once registered, file every period, even a $0 return, and report platform-collected sales as a deduction. Some county offices ask owners to keep their own account and file monthly even when the platform pays, so ask yours.
- [ ] **Then your county and city**
  Local business licenses, rental permits, and zoning rules are where Alabama towns differ most. Pick your area.

CALHOUN COUNTY, ALABAMA

- [ ] **Register for the county lodging tax**
  File the county's 1% with the 4% state tax through My Alabama Taxes.
- [ ] **Then your city**
  Pick your area.

CITY OF ANNISTON

- [ ] **Apply for the business license**
  Apply to the city for each rental with a 24/7 emergency contact who answers within an hour and can be on site within 12 hours. Send proof of vacation rental insurance within 30 days.

- [ ] **Schedule the inspection**
  Building and Safety inspects and issues a certificate of occupancy good for 12 months. Renting before you have it triggers inspection fees of $100, $250, then $500.
- [ ] **Notify adjoining owners**
  Within a week of getting the license, send adjoining owners your contact details, the code enforcement number, the maximum guests, and the maximum vehicles, and give the city clerk a copy.
- [ ] **Register for lodgings tax**
  Total lodgings tax here is 11% (6% city, 4% state, 1% county). The state's report lists all three as filed with the state through My Alabama Taxes. Airbnb collects the state tax and the local taxes the state administers on its bookings; for taxes filed with a city, county, or Avenu, ask your platform whether it collects them. For direct bookings, file everything yourself by the 20th of each month.

House rules for guests

Occupancy: Lesser of 2 per bedroom + 2, or 4 per parking space

Events: Not allowed

One party at a time.

Who to contact

ADOR Sales and Use Tax Division: 334-242-1490

Official sources

Alabama Department of Revenue: State lodgings tax. https://www.revenue.alabama.gov/tax-types/lodgings-tax/

Alabama Department of Revenue: Lodgings tax FAQs. https://www.revenue.alabama.gov/faqs/lodgings-tax/

Alabama Department of Revenue: Alabama Tourism Tax Protection Act (Act 2024-334)-
. https://www.revenue.alabama.gov/alabama-tourism-tax-protection/

Avalara MyLodgeTax: Alabama vacation rental tax guide-
. https://www.avalara.com/mylodgetax/en/resources/vacation-rental-tax-guides/alabama.html

Alabama Department of Revenue: Local lodgings tax rates report (November 2026)-
. https://www.revenue.alabama.gov/wp-content/uploads/2022/07/LLreport.pdf

City of Anniston (Municode): Code section.
https://library.municode.com/al/anniston/codes/code_of_ordinances?nodeId=CO_CH13HO_ARTIVSHRMRE