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Southside vacation rental checklist

Etowah County, Alabama | Rules checked November 5, 2026

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Southside makes it unlawful to rent or advertise a home in its R-1, R-2, R-3, RG, RT, or AG zones for less than 90 consecutive days (Ordinance 0-008-2016). Each day of a violation is a separate offense.

> The 2016 ordinance calls itself an overlay district but applies to all the listed residential and agricultural zones. Violations are misdemeanors and a public nuisance.

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.

ETOWAH COUNTY, ALABAMA

- [ ] **Register for the county lodging tax**
  File the county's 2% and $1.50 nightly room fee with the state through My Alabama Taxes, along with the 5% state tax.
- [ ] **Then your city**
  City rules differ a lot here. Pick your area.

CITY OF SOUTHSIDE

- [ ] **Check your zoning first**
  In the R-1, R-2, R-3, RG, RT, and AG districts, rent for 90 days or longer. Ask the city whether any other district allows shorter stays.

- [ ] **Register for lodgings tax**
  Total lodgings tax here is 12% plus $1.50 a night (5% city, 5% state, 2% county). The city's 5% is filed with Avenu Insights; the state and county taxes go 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.

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: Etowah County: ADOR begins collecting local taxes (Resolution R26-0616B)-
. https://www.revenue.alabama.gov/wp-content/uploads/2026/07/Etowah-County_20260724.pdf

City of Southside (Municode): Code section.
https://library.municode.com/al/southside/codes/code_of_ordinances?nodeId=COOR_CH30ZO_ARTIIISPUSPR_DIV2SHRMRESIMIMUREOVDI

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