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Monroeville vacation rental checklist

Monroe County, Alabama | Rules checked November 5, 2026

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Monroeville requires a business license plus a $20 yearly permit for each short-term rental (stays under 120 days), with fire official approval the first year, an inspection every three years, a 24-hour local contact, and all parking on site (Ordinance 2024-08-001). Lodgings tax is 14% in the city (6% city, 4% county, 4% state).

A second violation for the same unit within 12 months can be referred to the City Council for revocation.

Airbnb's Alabama tax article lists the state tax and the local taxes the state administers. It doesn't name the Avenu- or city-administered taxes here, so ask your platform what it collects and file the rest yourself.

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.

MONROE COUNTY, ALABAMA

- [ ] **Register for the county lodgings tax**
  Open a local tax account with Avenu Insights for the 4% county tax.
- [ ] **Then your city**
  Monroeville has its own license, permit, and safety rules. Pick your area.

CITY OF MONROEVILLE

- [ ] **Get the business license and permit**
  Apply for a business license as a short-term residential rental (NAICS 721199) and pay $20 a year for each unit. Give the owner, any manager, a local contact with a 24-hour phone, the address, every platform you list on, and an affidavit that no lodging tax is owed. A separate manager needs a city license too.
- [ ] **Pass the fire inspection**
  Get the fire official's approval the first year and sign a safety affidavit each year after; each unit is inspected every three years. You need a serviced, mounted fire extinguisher in the kitchen, smoke alarms in every bedroom and the hallway outside, and CO alarms where codes require.
- [ ] **Register for lodgings tax**
  Total lodgings tax here is 14% (6% city, 4% county, 4% state). The city 6% (3% in the police jurisdiction) is filed with the state; the county 4% with Avenu Insights. The state 4% goes through My Alabama Taxes; Airbnb collects it on its bookings. Ask your platform whether it also collects the local taxes, and file anything it doesn't by the 20th of each month.
- [ ] **Follow the operating rules**
  Park all guest vehicles on site, keep trash out of view, post the contact placard inside, and answer complaints within a reasonable time. Report ownership or manager changes to the City Clerk within 15 days.
- [ ] **File the annual report**
  Each year, report your bookings, listings, operator information, and year-to-date platform revenue to the Revenue Officer at City Hall.

House rules for guests

Parking: All guest vehicles on site

Who to contact

Avenu Insights (local lodgings tax): 1-800-556-7274
Avenu Insights (local lodgings tax): 1-800-556-7274

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 Monroeville (Municode): Code section.
https://library.municode.com/al/monroeville/codes/code_of_ordinances?nodeId=CD_ORD_CH5BULITARE_ARTXISHRMRE