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Unincorporated Baldwin County vacation rental checklist

Baldwin County, Georgia | Rules checked November 6, 2026

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Since December 2025, Baldwin County requires a yearly short-term rental certificate from the chief building official, issues no more than 150 a year, and won't issue a new one within 300 feet of an existing rental. Guests are capped at 2 per bedroom plus 2, up to 12.

> The ordinance isn't on Municode yet; we read the adopted text in the county's December 2025 meeting packet.

> Current rentals were not grandfathered; their renewals are only prioritized under the cap.

Licensing steps

STATE OF GEORGIA

- [ ] **Know what the platform collects**
  Airbnb collects state and local sales tax, the $5-a-night state hotel-motel fee, and the local hotel-motel tax on its Georgia bookings. Ask any other platform what it collects, and keep records either way.
- [ ] **Register for direct bookings**
  If guests book and pay you directly, register for sales tax with the Georgia Tax Center and file the local hotel-motel tax with your city or county. If your city or county requires a business license or occupation tax for the rental, the DOR treats you as an innkeeper and you also owe the $5 state fee on direct bookings.
  Georgia Tax Center: https://gtc.dor.ga.gov/
- [ ] **Check your city or county**
  Most of the rules are local: short-term rental permits, business licenses (occupation tax), zoning limits, and caps. Some cities ban rentals in residential zones. Pick your area.

BALDWIN COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax are set by each city, and by the county outside city limits. Pick your area.

BALDWIN COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply to the chief building official**
  Apply under oath with owner and agent contacts, a parking plan (no more than 1 vehicle per bedroom plus 2), a docking plan if you have a lake dock, a sample rental agreement, proof of ownership, and proof of homeowner's insurance. The county and fire marshal may inspect before issuing.
- [ ] **Name an agent who can come within 2 hours**
  The agent is your 24-hour contact, accepts service of violation notices, and must appear at the rental within two hours of a county or law enforcement call.
- [ ] **Taxes on each stay**
  Stays here owe 8% sales tax, the local hotel-motel tax, and the $5-a-night state fee. Airbnb collects all three on its bookings. For direct bookings, file sales tax (and the $5 fee, if you need a local license) with the Georgia Tax Center. Get an occupation tax certificate, and pay county lodging taxes to the Baldwin County business services department for direct bookings. Unpaid taxes revoke the certificate for 12 months.

Fees

Certificate application We didn't find the amount.	**Set by the county fee schedule**
Operating without a certificate	**$500 a day**
Violations in 12 months The third revokes the certificate for 12 months.	**$500–$1,000, then $1,000**

Inspection checklist

- ☐ **Interconnected smoke alarms in every bedroom, outside sleeping areas, and on every level.**
- ☐ **Carbon monoxide alarms with an attached garage or fuel-burning appliances.**
- ☐ **5-lb ABC fire extinguisher in each kitchen and on each level.**
- ☐ **One 95-gallon trash container per 4 guests allowed.**

House rules for guests

Events: Not allowed
No weddings, concerts, or large parties.

Boats: Per the docking plan
Never at another owner's dock without permission.

Unincorporated Baldwin County asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

Official sources

Airbnb: Occupancy tax collection and remittance by Airbnb in Georgia. https://www.airbnb.com/help/article/2745

Georgia Department of Revenue: Rule 560-13-2-.01 amendment notice (2025)-
. https://dor.georgia.gov/document/document/notice-fet-2025-01-rule-560-13-2-01-state-hotel-motel-feepdf/download

Baldwin County Board of Commissioners: Ordinance O-2025-03, Short-Term Rentals (Ch. 22, art. VI), in the December 16, 2025 meeting packet.
https://mccmeetings.blob.core.usgovcloudapi.net/baldwincga-pubu/MEET-Packet-f6515866c51b45d9b19ce7ec609bc05b.pdf

Baldwin County Board of Commissioners: Public hearing agenda: Short Term Rental (December 2, 2025)-
. https://mccmeetings.blob.core.usgovcloudapi.net/baldwincga-pubu/MEET-Packet-af4eb5f17ee24526988552b22312f227.pdf