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Unincorporated Bartow County vacation rental checklist

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Bartow County, Georgia | Rules checked November 6, 2026

Bartow County allows short-term rentals of single-family homes in residential zones under its 2023 standards: 2 guests per bedroom plus 2 (no more than 15), one parking space per bedroom, and a response within an hour. We didn't find a separate county permit.

> Each day of noncompliance is a separate citation in magistrate court.

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.

BARTOW COUNTY, GEORGIA

- [ ] **Then your city or area**
  Inside a city, the city's own hotel-motel tax normally applies instead of the county's; ask your city to confirm. Pick your area.

BARTOW COUNTY (UNINCORPORATED AREAS)

- [ ] **Check the property**
  Off-street parking for one car per bedroom on gravel, concrete, or asphalt (the director can cut this by up to half). The septic system or sewer must handle the bedrooms you rent.
- [ ] **Ask about a business license**
  The rules sit in the county's business code. Ask Bartow County Community Development whether you need a business license and whether zoning allows a rental at your address.
- [ ] **Taxes on each stay**
  Stays here owe 7% 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. For direct bookings, file Bartow County's 8% hotel-motel tax with the county.

Inspection checklist

- [ ] **Smoke detector (UL 217) in every bedroom, adjoining hallway, and common area.**
- [ ] **Carbon monoxide detector in every bedroom and on each habitable floor.**
- [ ] **Escape window or door in every bedroom (at least 5.7 sq ft, 20 in wide, 24 in high).**

- [ ] **5-lb ABC fire extinguisher on each floor.**
- [ ] **House number visible from the street.**

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

Bartow County (Municode): Code section.
https://library.municode.com/ga/bartow_county/codes/code_of_ordinances?nodeId=CH18BUCO_ARTIIBUCO_DIV4GERE_S18-133SHRMRE

Georgia Department of Community Affairs: Hotel/motel excise tax rates and revenue report-
. https://dca.georgia.gov/document/document/hotel-motel-tax-revenue-report/download