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Kingsland vacation rental checklist

Camden County, Georgia | Rules checked November 6, 2026

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We found no short-term rental permit or rules in Kingsland's code. Stays owe 7% sales tax + 6% hotel-motel tax + $5/night; Airbnb collects these on its bookings.

> We found no short-term rental permit in Kingsland's code in November 2026. The zoning code lists short-term rentals among uses in commercial districts and bars them in tiny home neighborhoods unless specifically authorized, so ask the city whether your zone allows one.

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.

CAMDEN 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.

CITY OF KINGSLAND

- [ ] **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. Kingsland's hotel-motel tax is 6% (DCA report); file it with the City of Kingsland.
- [ ] **Ask about zoning and a business license**
  Ask the City of Kingsland whether zoning allows a short-term rental at your address and whether you need a business license (occupation tax certificate). Check your HOA rules too.

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

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

Kingsland (Municode): Code section.
https://library.municode.com/ga/kingsland/codes/code_of_ordinances?nodeId=PTIICOOR_APXAKIZOLADEOR_ARTVIUSREZODI_S61CODI