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# Metter vacation rental checklist

Candler County, Georgia | Rules checked November 6, 2026

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Metter issues short-term rental permits only to owners with a homestead exemption in the city, allows at most two rentals per owner, and issues no more than 100 permits a year. The permit is $250 for your own home and $1,000 for a second unit. Stays pay 9% sales tax plus the city's 7% hotel-motel tax.

> Two or more code citations in the past year can cost you the permit, and three in five years can bar you from getting 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.

### CANDLER 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 METTER

- [ ] **Apply to the city clerk**
  Apply each year with your homestead exemption and a current water bill, a 24-hour agent, parking, the URLs of your listings, HOA permission if any, and proof you sent certified-mail notice to each adjacent property.
- [ ] **Taxes on each stay**
  Stays here owe 9% 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. Metter's hotel-motel tax is 7% (DCA report). For direct bookings, file it with the City of Metter.

## House rules for guests

**Permit number: On every listing**

## 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

Metter (Municode): Code section. https://library.municode.com/ga/metter/codes/code_of_ordinances?nodeId=TIT3REFI_CH3.18RESHRMRE

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