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Carrollton vacation rental checklist

Carroll County, Georgia | Rules checked November 6, 2026

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Since July 2025, Carrollton requires a yearly short-term rental license ($500) for any stay of 30 days or less. Guests are capped at 2 adults per bedroom, no guest may park on the street, and the license number must appear on every listing.

> Three convictions or judgments for code violations revoke the license for 12 months. Appeals go to the mayor and council within 30 days.

> The license doesn't replace zoning or the city's business license (occupation tax). Ask the city whether your zoning district allows the rental.

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.

CARROLL COUNTY, GEORGIA

- [ ] **Then your city or area**
  The county license covers unincorporated areas; Carrollton has its own. Pick your area.

CITY OF CARROLLTON

- [ ] **Apply for the license**
  Apply each year to the Community Development Department with the rental's address, a 24-hour agent (you can be your own), the number and location of parking spaces, and your written house rules. Tell the city within 30 business days if the agent changes.
- [ ] **List and post the license**
  Put the license number on every online listing. Post a copy inside with the agent's contact, maximum occupancy, and maximum vehicles. No exterior signs.
- [ ] **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. File Carrollton's 8% hotel-motel tax with the City of Carrollton for direct bookings.

House rules for guests

Noise: No noise that is a nuisance to neighbors

Signs: No exterior signs

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

City of Carrollton (Municode): Code section.
https://library.municode.com/ga/carrollton/codes/code_of_ordinances?nodeId=PTIIICOOR_CH18BUBURE_ARTVISHTERE

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