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Pooler vacation rental checklist

Chatham County, Georgia | Rules checked November 6, 2026

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Pooler requires a yearly short-term rental certificate and a business license, and won't issue a new certificate within 500 feet of a licensed rental. Stays are capped at 27 nights. Stays pay 7% sales tax plus Pooler's 6% hotel-motel tax.

Certificates expire December 3 and renewals open December 1, first come, first served. They don't transfer to a new owner.

Fines are $500, $750, and $1,000 for violations within 12 months; three violations in a year bring a suspension hearing.

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.

CHATHAM 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 POOLER

- [ ] **Check spacing and parking**
  Make sure no licensed rental is within 500 feet. Guests must park off the street: one space for every three adults for a whole-home rental, or one extra space if you live there and rent part of it.
- [ ] **Apply for the certificate**
  Submit a notarized application and code compliance affidavit with floor plans showing sleeping rooms, a parking site plan, an exemplar rental agreement, proof of ownership, insurance covering short-term rental use, written notice to adjacent single-family owners, and your agent's certification. Owners who live outside Georgia must use a Georgia-licensed broker.
- [ ] **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. Pooler's hotel-motel tax is 6% (DCA report). For direct bookings, file it with the City of Pooler.

House rules for guests

One rental contract: Per night

Events: Not allowed

Safety: Two exits per bedroom, interconnected smoke alarms, extinguisher on each floor

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

Pooler (Municode): Code section. https://library.municode.com/ga/pooler/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIIIGEPR_S33SHRMRE

Pooler (Municode): Code section. https://library.municode.com/ga/pooler/codes/code_of_ordinances?nodeId=PTIICOOR_CH26BU_ARTVIIISHRMRE

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