LICENSEDRENTAL.COM

Canton vacation rental checklist

Cherokee County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Canton requires a yearly short-term rental certificate with its occupational tax certificate, a parking plan, and a city inspection. Guests are capped at 2 adults per bedroom plus 2, and only one party of guests can stay at a time.

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.

CHEROKEE 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.

CITY OF CANTON

- [ ] **Prepare a parking plan**
  Show the number and location of spaces on the property. No parking in the yard.
- [ ] **Apply and schedule the inspection**
  Include a sample rental agreement, proof of insurance, the agent's certification, and an HOA or condo association statement if you're in one. The city may inspect before approving or renewing.
- [ ] **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 the City of Canton's 8% hotel-motel tax with the city, and keep records of each stay.

Inspection checklist

- [ ] **Working smoke and carbon monoxide detectors in every bedroom and on every habitable floor.**

Canton asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

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 Canton (Municode): Code section.
https://library.municode.com/ga/canton/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BUBURE_ARTXVSHRMRE
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