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Unincorporated Cherokee County vacation rental checklist

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Cherokee County, Georgia | Rules checked November 6, 2026

Outside city limits, Cherokee County requires a yearly short-term rental certificate ($50). Rentals can offer no more than five bedrooms, guests are capped at 2 per bedroom (16 people total), and a local contact must be on site within an hour.

> The property needs 50 feet of frontage on a county road, or written gate and road access for county enforcement if it's on a private road.

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.

CHEROKEE COUNTY (UNINCORPORATED AREAS)

- [ ] **Gather the application**
  Include proof of ownership and insurance, a sample rental agreement with the county's required terms, the local contact's signed certification, parking spaces on the property, and an HOA statement if you're in one. On septic, get a Health Department evaluation.
- [ ] **Apply at the Development Service Center**
  Submit with the $50 fee. The county reviews within seven business days and issues a certificate number to put in every ad.
  Cherokee short-term rentals: https://www.cherokeecountyga.gov/DSC/business-licenses/Short-Term-Rentals
- [ ] **Post the notice by the front door**
  Include the owner and local contact with a 24-hour number, nearest hospital, guest and vehicle limits, trash day, quiet hours (11 p.m. to 7 a.m.), and the ban on outdoor amplified sound.
- [ ] **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 Cherokee County's 6% hotel-motel tax with the county.

Inspection checklist

- [ ] **Smoke detector in every bedroom, outside each bedroom, and on each story.**
- [ ] **Carbon monoxide detector outside the bedrooms.**
- [ ] **5-lb ABC fire extinguisher on each floor.**
- [ ] **Escape window or door in every bedroom.**
- [ ] **House number visible from the street.**

House rules for guests

Parking: One off-street space per bedroom
Gravel, concrete, or asphalt only; no grass or neighbors' land.

Responsible guest: At least 24

Events: No special events or outdoor speakers

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

Cherokee County (Municode): Code section.
https://library.municode.com/ga/cherokee_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BU_ARTIIISPLIBU_DIV11SHRMRE

Cherokee County Development Service Center: Short-Term Rentals (business licenses)-
. https://www.cherokeecountyga.gov/DSC/business-licenses/Short-Term-Rentals

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