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Jonesboro vacation rental checklist

Clayton County, Georgia | Rules checked November 6, 2026

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Jonesboro allows short-term rentals as a conditional use in some zones with a yearly city license, a home inspector's report, and a business license. Guests must be 25 or older, and only 10% of homes in the historic districts may be rentals. Stays pay 8% sales tax plus the city's 8% hotel-motel tax.

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.

CLAYTON COUNTY, GEORGIA

- [ ] **Find who governs your address**
  Cities set their own rules; unincorporated areas follow the county code. Pick your area below.
- [ ] **Know what the platform collects**
  Airbnb collects state and local sales tax, the $5 state fee, and the local hotel-motel tax on its bookings.

CITY OF JONESBORO

- [ ] **Get a home inspection**
  Hire a certified home inspector to confirm the unit meets life safety and habitability codes, including the floor plan.
- [ ] **Apply for the license**
  Apply under oath with the inspection report, proof of ownership and insurance, city sanitation enrollment, a sample rental agreement, and your agent. Give written notice to owners within 250 feet with your agent's contact.
- [ ] **Taxes on each stay**
  Stays here owe 8% 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. Jonesboro's hotel-motel tax is 8%. For direct bookings, file it with the city.

House rules for guests

Parking: Off-street only

Guest register: Required

ADUs: House or ADU, not both

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 Jonesboro (Municode): Code section. https://library.municode.com/ga/jonesboro/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BU_ARTXIIISHRMRE_S18-494LIREREFE

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