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Unincorporated Clayton County vacation rental checklist

Clayton County, Georgia | Rules checked November 6, 2026

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Unincorporated Clayton County regulates short-term rentals in two places: a business code that requires a county business license, a yearly permit, and an inspection, and a zoning section that requires registration, a 24/7 manager, and caps of 12 overnight guests. Stays pay 8% sales tax plus the county's 8% hotel-motel tax.

> The two county code sections don't match: the business code says a rental must be in or next to the owner's own home, while the zoning standards apply to rentals without the owner in residence. Ask Clayton County Community Development which rule it enforces.

> Only one rental is allowed per parcel unless the county grants a conditional use permit.

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.

CLAYTON COUNTY (UNINCORPORATED AREAS)

- [ ] **Register and get a county business license**
  Register the rental with the Zoning Administrator (owner, responsible party with a 24/7 phone, proof of ownership, signed acknowledgments), and get a county business license. Put the license number in every ad.
- [ ] **Pass the inspection and get the unit permit**
  The county inspects for building and fire codes before issuing the yearly unit permit. All guest parking must be on your lot.
- [ ] **Post the standards and fix problems fast**
  Post the permit and standards within 6 feet of the front door. Your manager must answer 24/7 and fix complaints within 60 minutes. Listings must show the maximum guests, vehicles, quiet hours (10 p.m. to 8 a.m.), and the manager'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. Clayton County's hotel-motel tax is 8%. For direct bookings, ask the county where to file it.

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

Clayton County (Municode): Code section.
https://library.municode.com/ga/clayton_county/codes/code_of_ordinances?nodeId=PTIICOCLCOGE_APXAZO_ART6DEST_S6.45SHRMVARESTVA

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https://library.municode.com/ga/clayton_county/codes/code_of_ordinances?nodeId=PTIICOCLCOGE_CH22BU_ARTXIISHTEREUN_S22-901SHRMREUNPE

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