LICENSEDRENTAL.COM

Acworth vacation rental checklist

Cobb County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Acworth allows short-term rentals as an accessory use in its residential zones with an occupational tax certificate. The owner (or, for an LLC, the agent) must live in Cobb, Cherokee, Bartow, or Paulding County, and you must list on a platform that collects 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.

COBB COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax are set by each city or by the county outside city limits. 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 ACWORTH

- [ ] **List on a tax-collecting platform**
  The zoning code requires every short-term rental to register on a platform that collects hotel-motel tax (Airbnb or VRBO, for example). The application asks for proof of your listing, or a tax remittance form if you use another platform.
- [ ] **Apply for the occupational tax certificate**
  Submit the application with a secure ID, the SAVE affidavit, and your state sales tax certificate if you have one. Pay after all departments approve. Name a 24-hour agent for complaints.
  Acworth application (PDF): https://acworth-ga.gov/wp-content/uploads/2026/01/Short-Term-Rental-Application.pdf
- [ ] **Taxes on each stay**
  Stays here owe 6% 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. The City of Acworth's hotel-motel tax is 8%.

House rules for guests

One booking at a time: One rental agreement per structure

Who to contact

Business License Division: 770-917-8903
Development Department (zoning): 770-974-2032

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 Acworth (Municode): Code section.
https://library.municode.com/ga/acworth/codes/code_of_ordinances?nodeId=PTIICOOR_APXBZOOR_S73-7SURE_73-7.8.4SHRMRE

City of Acworth: Short-Term Rental Occupational Tax Application (rev. 3/16/2026)-
. https://acworth-ga.gov/wp-content/uploads/2026/01/Short-Term-Rental-Application.pdf

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