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Douglas vacation rental checklist

Coffee County, Georgia | Rules checked November 6, 2026

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Douglas's zoning lists "Air B&B, VRBO" rentals together with bed and breakfast lodging, allowed only in residential districts. Its bed and breakfast standards require the operator to own and live in the home, with up to 5 guest rooms. Stays also owe the city's 5% hotel-motel tax.

> We read the use table and the bed and breakfast standards in November 2026. The code doesn't say outright whether every Airbnb must be owner-occupied; ask the city.

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.

COFFEE COUNTY, GEORGIA

- [ ] **Then your city or area**
  Pick your area. Outside Douglas, we found no short-term rental use in Coffee County's code; ask the county about zoning and a business license.

CITY OF DOUGLAS

- [ ] **Confirm your rental fits the zoning**
  The city's use table puts Airbnb and VRBO rentals in the same row as bed and breakfast lodging, with supplemental standards. Ask the City of Douglas whether a whole-home rental you don't live in is allowed at your address before you list.
- [ ] **Get a tourist accommodation permit**
  The bed and breakfast standards require a tourist accommodation permit from the county health department. Ask the Coffee County Health Department whether it applies to your rental.
- [ ] **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. Douglas's 5% hotel-motel tax is filed with the City of Douglas; operators register with the city.

House rules for guests

Parking: One off-street space per guest room

Signs: One identification sign, up to 4 sq ft, not lit

Exterior: Keep the home's single-family look

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

Coffee County (Municode): Code of ordinances. https://library.municode.com/ga/coffee_county/codes/code_of_ordinances

City of Douglas (Municode): Code section.
https://library.municode.com/ga/douglas/codes/code_of_ordinances?nodeId=SPBCOLAUSLADE_CH111UNLADECO_ARTIIIZODI_S111-73TAPEUS

City of Douglas (Municode): Code section.
https://library.municode.com/ga/douglas/codes/code_of_ordinances?nodeId=SPBCOLAUSLADE_CH111UNLADECO_ARTVIISUST_S111-239BEBRLO

City of Douglas (Municode): Code section.
https://library.municode.com/ga/douglas/codes/code_of_ordinances?nodeId=PTIICOOR_CH34TA_ARTIIMOEXTA