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Unincorporated Dawson County vacation rental checklist

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Dawson County, Georgia | Rules checked November 6, 2026

Dawson County requires a permit for every short-term rental (under 30 nights) and, since 2025, allows only one site-built house per parcel of at least half an acre. Stays must be at least two nights, guests are capped at 2 per bedroom, and you must mail notice to neighbors before the permit issues.

Your agent must be 21 or older and live in Dawson or an adjacent county (a management company must be licensed there).

The property must front a county road or have a recorded access easement, and county staff must have gate access.

Fines are up to $250 for a first violation and up to $500 plus a 30- to 90-day suspension for a second.

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.

DAWSON COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax depend on whether you're inside a city. Pick your area.

DAWSON COUNTY (UNINCORPORATED AREAS)

- [ ] **Gather your documents**
  You need proof of ownership, a paid tax receipt, a septic permit with proof it was inspected and pumped in the last 3 years (or a sewer capacity letter), a labeled floor plan, photo ID, proof of insurance, and proof of professional trash service.
- [ ] **Apply and notify neighbors**
  Submit the notarized STRBB application to Community Development. At least 10 days before the permit issues, send notice by certificate of mailing to all adjacent owners with the address, parking, occupancy, and your agent's 24-hour number. The county decides within 15 business days.
  Dawson County short-term rentals: https://www.dawsoncountyga.gov/594/Short-Term-Rentals
- [ ] **Meet the safety rules and post the information**
  Smoke detectors in every bedroom, hallway, and common area; CO detectors and an NFPA 10 extinguisher on every floor. Post the permit, occupancy limits, guest rules, an exit route map with 911, and the number of vehicles allowed near the main door.

☐ **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. File Dawson County's 8% hotel-motel tax on the county's form.

House rules for guests

Quiet hours: 10 p.m.–7 a.m. weekdays; 10 p.m.–8 a.m. weekends

Parking: Up to 1 vehicle per bedroom, on hard surfaces
No street parking; trailers count; no RVs.

Ads: Show the county permit number

Who to contact

Dawson County: 706-344-3500

Unincorporated Dawson County asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

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

Dawson County (Municode): Code section.
https://library.municode.com/ga/dawson_county/codes/code_of_ordinances?nodeId=SPAGEOR_CH30LITAMIRE_ARTVSHRMREBEBRES

Dawson County Community Development: Short-Term Rentals (STRBB permits). https://www.dawsoncountyga.gov/594/Short-Term-Rentals