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Avondale Estates vacation rental checklist

DeKalb County, Georgia | Rules checked November 6, 2026

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Avondale Estates' zoning code defines a short-term rental as lodging in an owner-occupied home, so whole-home rentals by owners who live elsewhere don't fit the definition. Ask the city where the use is allowed and what license you need.

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.

DEKALB COUNTY, GEORGIA

- [ ] **Find out who governs your address**
  DeKalb's county license covers only unincorporated areas. If you are in a city, that city's rules and hotel-motel tax apply instead. 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 AVONDALE ESTATES

- [ ] **Ask about zoning and a license**
  Ask the City of Avondale Estates whether its use table allows a short-term rental at your address and whether you need a business license (occupation tax certificate).
- [ ] **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. Avondale Estates isn't on the state's hotel-motel tax list; ask the city what lodging tax applies.

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 Avondale Estates (Municode): Code section.
https://library.municode.com/ga/avondale_estates/codes/code_of_ordinances?nodeId=PTIICOOR_CH21ZOOR_ART5US_DIV5.5COUS_S21-5.5.8LO