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Chamblee vacation rental checklist

DeKalb County, Georgia | Rules checked November 6, 2026

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Chamblee requires a yearly short-term rental certificate and a home occupation tax certificate. Whole homes with six or more bedrooms can't be rented short-term, and room rentals need a resident on site. Stays pay 8% sales tax plus the city's 8% hotel-motel tax.

> We didn't find the certificate fee amount in the code. 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.

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 CHAMBLEE

- [ ] **Apply for the certificate**
  Apply with proof of ownership, proof of insurance, your agent's written agreement, parking details, and a code compliance form. After the certificate, get a home occupation tax certificate.
- [ ] **Name an agent who can come within 2 hours**
  Your agent must reach the property within two hours of a city call. Changing agents requires a new 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. Chamblee's hotel-motel tax is 8%. For direct bookings, file it with the city.

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 Chamblee (Municode): Code section.
https://library.municode.com/ga/chamblee/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTXSHRMREUN_S22-502SPRE
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