LICENSEDRENTAL.COM

Doraville vacation rental checklist

DeKalb County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Doraville requires a yearly short-term rental certificate (business tax certificate) and a local agent who can reach the property within 24 hours, or 2 hours in an emergency. Renting individual rooms requires the owner to be home. Stays pay 8% sales tax plus the city's 8% hotel-motel tax.

> The code defines owner-occupancy (shown by a homestead exemption). Ask the city whether whole-home rentals by non-resident owners are allowed in your zoning district.

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 DORAVILLE

- [ ] **Apply under oath**
  Include the owners, the unit address, any room-rental diagram, your agent, parking, a code compliance form, and proof of ownership. Condos and apartments need written approval or a declaration that allows rentals under 30 days.
- [ ] **Post the certificate and guest notice**
  Post the certificate with the agent's contact, maximum occupancy, and vehicle limit, plus the city's guest notice. Put the certificate number in every ad. No rentals shorter than 24 hours.
- [ ] **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. Doraville'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 Doraville (Municode): Code section.
https://library.municode.com/ga/doraville/codes/code_of_ordinances?nodeId=PTIICOOR_CH23ZO_ARTVIGEPR_S23-615SHRMRE

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