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Stonecrest vacation rental checklist

DeKalb County, Georgia | Rules checked November 6, 2026

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Stonecrest requires a business tax certificate for each short-term rental ($100 a year) and keeps rentals at least 500 feet apart. Guests are limited to 2 per bedroom, with one off-street space per bedroom and a landline-type phone for 911. Stays pay 8% sales tax plus the city hotel-motel tax.

> We didn't confirm which zoning districts allow short-term rentals. Ask Stonecrest Planning.

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 STONECREST

- [ ] **Register with the city**
  Register each year with the owners, bedrooms, maximum occupancy, off-street parking, and your agent or emergency contact. Put the certificate number in every ad.
- [ ] **Set up the house**
  Install a landline or VoIP phone for 911, post an evacuation diagram at each exit door, and provide one off-street space per bedroom. No events or parties.
- [ ] **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 the city hotel-motel tax with the City of Stonecrest; confirm the current rate 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 Stonecrest (Municode): Code section. https://library.municode.com/ga/stonecrest/codes/code_of_ordinances?nodeId=COOR_CH15LIPEMIBURE_ARTXVIIISHTEVARE_S15.18.4APFERE

City of Stonecrest (Municode): Code section. https://library.municode.com/ga/stonecrest/codes/code_of_ordinances?nodeId=COOR_CH24TA_ARTVEXTASHRMREROLOAC