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Unincorporated DeKalb County vacation rental checklist

DeKalb County, Georgia | Rules checked November 6, 2026

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Since May 20, 2026, short-term rentals in unincorporated DeKalb need a county license ($175 a year) before they are listed, and the county collects an 8% excise tax. Rentals are not allowed in locally designated historic districts, and party or event bookings are banned. Stays pay 8% sales tax too.

> The county told existing operators to get a license within 30 days of the May 20, 2026 launch. If you missed that, apply now.

> The county says a separate business license is not currently required for a short-term rental.

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.

DEKALB COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply on the county's STR portal**
  Apply through the county's short-term rental portal, not the ePermitting system. Upload a government ID, proof of ownership (deed, tax bill, insurance policy, or mortgage statement), a parking site plan, your 24-hour agent's contact, and the signed acknowledgment. Approval usually takes 3 to 5 business days.
  DeKalb STR portal: https://portal.deckard.com/ga-dekalb-str-portal
- [ ] **Keep your agent current**
  You can be your own 24-hour agent. Tell the county within 5 business days if the agent or contact details change.
- [ ] **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. DeKalb County's 8% excise tax is filed monthly with the Business License Division (through its Rentalscape portal) by the 20th.

House rules for guests

Events: No parties, weddings, or concerts
Advertising a rental for events can cost you the license.

Condos and townhomes: Only if HOA or lease rules allow

Who to contact

24/7 STR complaint hotline: 770-727-1052
STR questions (email): STR@dekalbcountyga.gov

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

DeKalb County: Short-Term Rentals (Engage DeKalb). https://engagedekalb.dekalbcountyga.gov/short-term-rental

DeKalb County (Municode): Code section.
https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_ART4USRE_27-4.2_DIVISION_2SUUSRE_S4.2.15B

DeKalb County (Municode): Code section.
https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH24TA_ARTIXEXTASHRMREOR_S24-176IMTARA

DeKalb County: Short-Term Rentals Program goes live May 20, 2026-
. https://dekalbcountyga.gov/news/2026-05-20/short-term-rentals-program-goes-live-may-20-2026