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Unincorporated Dougherty County vacation rental checklist

Dougherty County, Georgia | Rules checked November 6, 2026

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Dougherty County requires a yearly short-term vacation rental certificate ($50) and an occupational tax certificate for any home rented for 30 days or less. You must name a 24-hour agent, send letters to neighbors, and post house rules.

Fines are $500 for a first violation and $750 for a second within 12 months; a third leads to revocation. Three violations in 12 months revoke the certificate for 12 months.

Tell planning and development services within 5 business days if your agent changes.

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.

DOUGHERTY COUNTY, GEORGIA

- [ ] **Then your city or area**
  Business licenses, zoning, and the local hotel-motel tax are set by each city and the county. Pick your area.

DOUGHERTY COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply for the certificate each year**
  File the county's sworn application with the $50 fee. Include proof of ownership, your agent's 24-hour contact, the maximum occupancy you advertise, your on-site parking spaces, proof of homeowner's insurance that lists the home as a short-term rental, and a sworn code compliance form. Condos need a declaration that allows rentals under 30 days.
- [ ] **Notify your neighbors first**
  Before the first certificate, send adjacent owners (including those across the street or alley) and same-block residents the address, maximum occupancy and parking, your posted rules, and your agent's name and contact. Give the county proof.
- [ ] **Post the certificate and rules**
  Post the certificate (with the agent's contact, certificate number, maximum occupancy, and maximum vehicles), your OTC, and written house rules on noise, occupancy, and eviction for violations.
- [ ] **Taxes on each stay**
  Stays here owe 9% 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. Dougherty County's 8% hotel-motel tax is paid to the county finance director.

House rules for guests

Occupancy: Set by IRC habitable space; limited to on-site parking

Minimum stay: 24 hours

Parking: Only on gravel, concrete, asphalt, or other improved surfaces

Signs: No signs or exterior changes

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

Dougherty County (Municode): Code section.
https://library.municode.com/ga/dougherty_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH2-19SHRMVARE

WALB: New rule changes proposed for short-term rentals in Dougherty County (November 26, 2024)-
. https://www.walb.com/2024/11/27/new-rule-changes-proposed-short-term-rentals-dougherty-county/

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