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Douglasville vacation rental checklist

Douglas County, Georgia | Rules checked November 6, 2026

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Douglasville requires a business license and short-term rental application. Whole-home rentals are capped at 90 nights a year with an in-town manager, while hosted rentals (owner present) can use up to three bedrooms for six guests.

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.

DOUGLAS COUNTY, GEORGIA

- [ ] **Then your city or area**
  Inside a city, the city's own hotel-motel tax normally applies instead of the county's; ask your city to confirm. Pick your area.

CITY OF DOUGLASVILLE

- [ ] **Check your zoning**
  Short-term rentals are permitted in R-2, R-3, R-4, R-5, PRD, TCMU, CBD, and NRC districts. Ask the city about MDR and nonresidential districts.
- [ ] **Apply with Community Development**
  Get the business license and file the short-term rental application. Display the placard during every stay.
- [ ] **Taxes on each stay**
  Stays here owe 7% 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. For direct bookings, file the City of Douglasville's 8% hotel-motel tax with the city.

House rules for guests

One party at a time: No commercial or social events

Not allowed in: Sheds, garages, RVs

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 Douglasville (Municode): Code section.
https://library.municode.com/ga/douglasville/codes/code_of_ordinances?nodeId=PTIICO_APXAUNDEOR_ART2USRERE_S2.04REUSST

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