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Peachtree City vacation rental checklist

Fayette County, Georgia | Rules checked November 6, 2026

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Peachtree City allows short-term rentals in all residential zones, but caps them at 135 permits. Each permit lasts two years and needs fire and building inspections, a background check, and a local contact who can be there within an hour. Stays pay 7% sales tax plus the city's 8% hotel-motel tax.

> The city suspended enforcement of these rules from June 1 to July 31, 2026, during the World Cup. They apply again now.

> Bedrooms need at least 70 square feet for one person and 50 square feet per person when shared.

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.

FAYETTE COUNTY, GEORGIA

- [ ] **Pick your area**
  Peachtree City has its own permit rules. Fayetteville, Tyrone, and the unincorporated county have none we could find.
- [ ] **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 PEACHTREE CITY

- [ ] **Check for an open permit**
  The city issues no more than 135 permits. Ask Planning and Development whether one is available before you set up.
- [ ] **Pass inspections and apply**
  Apply with your deed, a criminal background check, passed fire marshal and building inspections, your guest occupancy agreement, and the fee. The city mails a notice to homes within 200 feet when it issues the permit.
- [ ] **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. Peachtree City'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 Peachtree City (Municode): Code section-
. https://library.municode.com/ga/peachtree_city/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZO_ARTIXGEPR_S917SHTERE
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