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Unincorporated Forsyth County vacation rental checklist

Forsyth County, Georgia | Rules checked November 6, 2026

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Forsyth County allows short-term rentals only on A1 or Ag-Res zoned property, and only after the Board of Commissioners grants a conditional use permit. Approved rentals then need a $250 yearly county license, a local contact on call, and occupancy limits of no more than 15 overnight guests.

> Fines up to $250, $500, then $1,000 within 12 months; the second violation suspends the license 30 to 90 days and the third revokes it.

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.

FORSYTH 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.

FORSYTH COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply for a conditional use permit**
  The board considers overnight and daytime occupancy, bedrooms, the paved parking area, lot size, distance to neighbors, and sewer or septic capacity, and may add conditions.
- [ ] **Then get the county license**
  Pay the occupation tax and keep property taxes current. Apply with bedrooms, square footage, and maximum overnight and daytime guests, and swear that bedrooms meet egress codes. The county decides within 30 days.
- [ ] **Post the notice by the front door**
  Show the owner and local contact with a 24-hour number, guest limits, maximum vehicles with a sketch of the parking spaces, trash day, and quiet hours. Put the license number in every ad.
- [ ] **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 Forsyth County's 8% hotel-motel tax with the county.

House rules for guests

Responsible guest: At least 21

Vehicles: One per bedroom (or the paved lot's capacity)
Boats and trailers count as vehicles.

Unincorporated Forsyth County asks for drawings with your application.
Make the site sketch, floor plans, and evacuation maps to scale from your measurements at FireEscapePlan.com.

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

Forsyth County (Municode): Code section.
https://library.municode.com/ga/forsyth_county/codes/code_of_ordinances?nodeId=PTIICOOR_APXAUNDECO_ARTIAIHEHE_ARTIVSURESPUS_16-4.33SH

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https://library.municode.com/ga/forsyth_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTVIIISHRMREOR

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