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Atlanta vacation rental checklist

Fulton County, Georgia | Rules checked November 6, 2026

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Every short-term rental in Atlanta needs a city license ($150 a year), and the license number must appear in every listing. Through December 31, 2026, a host can license only their primary residence plus one other unit; a September 2026 ordinance removes that limit on January 1, 2027. Stays pay 8.9% sales tax plus Atlanta's 8% hotel-motel tax.

The one-plus-one rule: until January 1, 2027, the code limits a license to your primary residence and one additional unit. Ordinance 26-O-1510 deletes that language from January 1, 2027. A sponsor said the 2021 limit was never enforced.

A separate council bill to create an Office of Short-Term Rentals and regulate platforms was still held in committee in September 2026.

Part of Atlanta is in DeKalb County. The city license and taxes are the same there.

HOA, condo, and lease rules still apply on top of the city license.

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.

FULTON COUNTY, GEORGIA

- [ ] **Find your city**
  Nearly every Fulton address is inside a city, and each city sets its own permit, zoning, and hotel-motel tax rules. Check your city on your property tax bill, then pick it below.
- [ ] **Know what the platform collects**
  Airbnb collects state and local sales tax, the $5 state fee, and the city hotel-motel tax on its bookings. For direct bookings you file them yourself.

CITY OF ATLANTA

- [ ] **Notify your neighbors**
  Before you apply, send a notice by certified mail to each property next to yours. It must give the rental's address and your agent's name, address, phone, and email. Keep the receipts for your application.

- [ ] **Apply online for the license**
  Apply through the city's online permitting portal and pay the $150 fee. Include your 24-hour agent (you can be your own), the parking spaces, your signed acknowledgment, and the house rules you will post (noise limits, 2 adults per bedroom, parking).
  Atlanta short-term rental page: https://atlantaga.gov/shorttermrental
- [ ] **List the license number and post the license**
  Put the license number in every online listing. Inside the unit, post the license with your agent's contact details, the maximum occupancy, and the maximum number of cars. No outdoor signs.
- [ ] **Taxes on each stay**
  Stays here owe 8.9% 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. Atlanta's hotel-motel tax is 8%. For direct bookings, file it with the City of Atlanta.

House rules for guests

Agent: Reachable 24 hours
Tell the city within 10 business days if your agent changes.

Violations: $500 each; 3 strikes = 12-month bar
Three violations at one property revoke pending licenses and block new applications there for 12 months.

Who to contact

Short-term rental office (email): STR@atlantaga.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

City of Atlanta (Municode): Code section. https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIIICOORANDECO_PT20SHTERE_S20-1003DEGEPR

City of Atlanta (Municode): Code section. https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIIICOORANDECO_PT16ZO_CH18HSHOPADIRE_S16-18H.004SHRMRE

City of Atlanta: Short-Term Rental. https://atlantaga.gov/shorttermrental

Atlanta City Council: Ordinance 26-O-1510, short-term rental license (adopted as amended September 21, 2026)-. https://atlantacityga.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=41130

Center for Civic Innovation: Primary-residence limit on short-term rental licenses removed (September 27, 2026)-. https://civicatlanta.org/blog/2026-09-27-primary-residence-limit-on-short-term-rental-licenses-removed