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Sandy Springs vacation rental checklist

Fulton County, Georgia | Rules checked November 6, 2026

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Sandy Springs allows short-term rentals only at a home the owner lives in, shown by a Fulton County homestead exemption. You need a city business license, a yearly unit permit after a building and fire inspection, and no more than 4 unrelated adult guests. Stays pay 7.75% sales tax plus the city's 7% hotel-motel tax.

One guest or group can rent for at most 180 days a year, and no extra services (such as meals) may be offered.

We didn't find the permit fee in the code. Ask the city.

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 SANDY SPRINGS

- [ ] **Confirm you qualify**
  The rental must be in or next to the home you live in, and you need a current homestead exemption. Parking must fit on your lot.
- [ ] **Get a business license and a unit permit**
  Get a city business license and put its number in every ad. Then permit each unit; the city inspects it for building and fire codes first. Permits last one year.
- [ ] **Notify your neighbors and post the noise rules**
  Give notice to every residential parcel and HOA next to the rental, and post the city noise ordinance inside.

- [ ] **Taxes on each stay**
  Stays here owe 7.75% 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. Sandy Springs' hotel-motel tax is 7%. 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 Sandy Springs (Municode): Development Code §7.8.18: short-term rental-
. https://library.municode.com/ga/sandy_springs/codes/development_code?nodeId=ART7USPR_DIV._7.8ACUSST_S7.8.18SHRMRE

City of Sandy Springs (Municode): Code section.
https://library.municode.com/ga/sandy_springs/codes/code_of_ordinances?nodeId=SPAGEOR_CH26LIPEMIRE_ARTXIISHRMREUN_S26-372SHRMREUNP

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