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Unincorporated Gilmer County vacation rental checklist

Gilmer County, Georgia | Rules checked November 6, 2026

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Every short-term rental in unincorporated Gilmer County needs a yearly county host license, a safety inspection by a qualified professional, and letters to neighbors within 250 feet. Guests are capped at 2 per bedroom plus 2, and you report the county's 8% hotel-motel tax every month.

Gilmer County says a short-term rental is not a commercial business: you need the host license, not a business license. Property management companies need an occupational tax certificate.

Operating more than 30 days without a license brings a penalty of three times the license fee.

If the road to your rental crosses private property, you must attest to a road maintenance agreement.

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.

GILMER COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax depend on whether you're inside a city. Pick your area.

GILMER COUNTY (UNINCORPORATED AREAS)

- [ ] **Request the application**
  Email strlicense@gilmercounty-ga.gov with the subject "NEW STR HOST LICENSE," the property address, and the owner's name, email, and phone. You'll get an access code for the online application (allow about a week, and up to 3 weeks for approval).
  Gilmer County STR license: https://gilmercounty-ga.gov/short-term-rental/str-license/
- [ ] **Get the safety inspection**
  A qualified professional inspects; fix any issues. You need smoke detectors in and outside sleeping areas and on every level, CO detectors with gas, a tagged 2A:10BC extinguisher on every level, GFCI outlets, covered receptacles, and keyless exit doors.

- [ ] **Notify your neighbors**
  Send a good neighbor letter with your responsible party's contact to adjoining owners and everyone within 250 feet, and list the addresses and dates on your application.
- [ ] **Post the house information**
  By the main door or fridge (or in a binder in the living room): the responsible party, the 911 address, a floor plan (at least 8½ × 11) with fire exits and escape routes, the nearest hospital, parking rules, quiet hours, maximum occupancy, and burn-ban notices.
- [ ] **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. File the county's 8% hotel-motel tax return online by the 20th with supporting documents. If Airbnb paid, you still report the revenue and enter $0 due.

House rules for guests

Quiet hours: 10 p.m.–8 a.m. Sun–Thu nights; 11 p.m.–8 a.m. Fri–Sat nights
Exterior lights off during quiet hours, except porch and motion lights.

Parking: Driveway or garage only

Prohibited: Outdoor sports courts; fireworks; uncontained fires

Who to contact

Short Term Rental office: 706-635-4361
STR complaint hotline (24/7): 762-543-5187

Unincorporated Gilmer 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

Gilmer County Short Term Rental Department: License for short term rental. https://gilmercounty-ga.gov/short-term-rental/str-license/

Gilmer County (Municode): Code section. https://library.municode.com/ga/gilmer_county/codes/code_of_ordinances?nodeId=SP1GEOR_CH45SHRMRE

Gilmer County Short Term Rental Department: Taxes – short term rental (hotel/motel taxes and reporting)-. https://gilmercounty-ga.gov/short-term-rental/str-taxes/