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Unincorporated Greene County vacation rental checklist

Greene County, Georgia | Rules checked November 6, 2026

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Outside its cities, Greene County allows short-term rentals (1 to 30 nights) only inside a county-approved overlay district or in homes grandfathered from 2016–2017, plus anywhere during April 1–15. Licensed rentals need a county business license, a hotel-motel tax registration, and a local contact within 60 miles.

> The county reported penalties up to $1,000 for each day a home is marketed or rented without complying.

> The license fee follows the county occupation tax schedule; we didn't find the amount.

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.

GREENE COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax are set by each city, and by the county outside city limits. Pick your area.

GREENE COUNTY (UNINCORPORATED AREAS)

- [ ] **Confirm you are in an overlay district or grandfathered**
  Ask the Zoning Administrator whether your lot is in a Short-Term Rental Overlay District. Districts last five years and are renewed after a public hearing.
- [ ] **Apply for the business license with the County Clerk**
  Include your local contact, bedroom count and square footage, a code compliance form, a diagram or photo of the on-site parking, your county hotel-motel tax registration, and your state sales tax number. The license expires December 31.
- [ ] **Post the notice and name a local contact**
  Post a notice by the front door with the 24-hour contact, maximum guests and vehicles (with a parking sketch), trash day, and noise rules. The contact must live in the county or within 60 miles and respond within an hour. Changing contacts costs $25.
- [ ] **Taxes on each stay**
  Stays here owe 8% 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 5% hotel-motel tax with Greene County for direct bookings.

House rules for guests

Parking: All on the property
No guest parking on roads or the county right-of-way.

Smoke alarms: Hard-wired, interconnected system

Unincorporated Greene 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

Greene County (municipalcodeonline.com): Zoning §7.19, Short-Term Rental Overlay District-
. https://greenecounty.municipalcodeonline.com/book?type=ordinances#name=Sec_7.19_Short-Term_Rental_Overlay_District

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

The Eatonton Messenger: Greene law restricts short-term rentals. https://www.msgrnews.com/news/greene-law-restricts-short-term-rentals