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Lilburn vacation rental checklist

Gwinnett County, Georgia | Rules checked November 6, 2026

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Lilburn requires a short-term rental permit with a life safety inspection, then a yearly occupational tax certificate. Rentals are allowed in the R-1, R-2, and MU districts and existing homes in CB, with up to 2 adults per bedroom plus 3.

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.

GWINNETT COUNTY, GEORGIA

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

CITY OF LILBURN

- [ ] **Apply for the permit**
  File under oath with the planning director, listing bedrooms, requested occupancy, parking spaces, and your agent's 24-hour contact. The building official inspects and issues a certificate of compliance with the maximum occupancy.
- [ ] **Get the occupational tax certificate**
  Apply with a certificate of insurance that covers short-term rental use. Renew by January 31 each year with the same documents.
- [ ] **Post the certificate**
  Post the certificate of compliance inside with the agent's contact, maximum occupancy, and maximum vehicles. No signs, including on vehicles.
- [ ] **Taxes on each stay**
  Stays here owe 6% 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 the City of Lilburn's 3% hotel-motel tax with the city.

House rules for guests

Parking: Approved hard-surface spaces only
Never on the street, in the yard, or on neighbors' land.

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 Lilburn (Municode): Code section.
https://library.municode.com/ga/lilburn/codes/code_of_ordinances?nodeId=PTIICOOR_CH14BU_ARTXIVSHRMRE

City of Lilburn (Municode): Code section.
https://library.municode.com/ga/lilburn/codes/code_of_ordinances?nodeId=PTIICOOR_APXAZOOR_ART7SPUSPR_S739SHRMRE

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