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Snellville vacation rental checklist

Gwinnett County, Georgia | Rules checked November 6, 2026

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Snellville allows short-term rentals in every zoning district but requires a separate city business license for each one, plus a city hotel-motel tax registration and a state sales tax number. Guests are capped at 2 per bedroom, with up to 6 daytime visitors.

Penalties: a warning, then up to $500, then up to $1,000 and suspension, then revocation (all within 12 months). Operating without a license: $1,000.

Homes for more than 10 overnight guests must meet commercial life safety codes.

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 SNELLVILLE

- [ ] **Register for taxes first**
  The license application needs your city hotel-motel tax registration certificate and a Georgia sales tax number from the DOR.
- [ ] **Apply for the business license**
  List bedrooms, square footage, and maximum guests; sign the code compliance form for bedrooms (escape window at least 5.7 sq ft, 8-foot ceilings); and include a diagram or photo of the paved parking spaces. Landscaped areas don't count.
- [ ] **Post the notice by the front door**
  Show the local contact's 24-hour number, maximum guests and vehicles with a parking sketch, daytime visitor limit, trash day, and noise rules. Post the license and conditions inside.
- [ ] **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. File the City of Snellville's 8% hotel-motel tax with the city; failing to remit it is grounds to revoke the license.

Inspection checklist

- [ ] **Interconnected, hard-wired smoke alarm system, working at all times.**
- [ ] **An escape window or door in every bedroom.**

House rules for guests

Parking: Paved spaces on site only

No guest parking on the street or right-of-way.

Snellville 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

City of Snellville (Municode): Code section.
https://library.municode.com/ga/snellville/codes/code_of_ordinances?nodeId=PTIICO_CH22BU_ARTVIISHRMRE

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