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Unincorporated Gwinnett County vacation rental checklist

Gwinnett County, Georgia | Rules checked November 6, 2026

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Unincorporated Gwinnett allows short-term rentals as a conditional use in residential zones, limited to 2 adults per bedroom. Starting April 14, 2027, every rental will also need a yearly county license, a safety inspection, and a 24-hour local agent.

> The county hoped to open an online licensing portal by January 2027.

> We haven't seen the adopted ordinance text, so its fee, inspection checklist, and occupancy details aren't listed here yet.

> Repeat violations under the new ordinance can suspend or revoke the license.

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.

GWINNETT COUNTY (UNINCORPORATED AREAS)

- [ ] **Meet the zoning standards now**
  No exterior sign that the home is a rental. Guests park only on hard surfaces on the property, never on the street, in the yard, or on neighbors' land. Post your contact information near the main entrance.
- [ ] **Get the county license before April 14, 2027**
  The new ordinance requires an annual license, a safety inspection, and a local agent available around the clock.
- [ ] **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 Gwinnett County's 8% hotel-motel tax with the county.

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

Gwinnett County (Municode): Code section.
https://library.municode.com/ga/gwinnett_county/codes/code_of_ordinances?nodeId=APXAUNDEOR_CH210BAREZODI_S210-140COUSWIBAREZODI

WSB-TV: New rules put in place for short-term rentals in Gwinnett County (April 21, 2026).
https://www.wsbtv.com/news/local/gwinnett-county/new-rules-put-place-short-term-rentals-gwinnett-county/YHO6YG5YSZEMFEAZLJ7UORHRWI/

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

Gwinnett County: Gwinnett County Connection, June 2026-
. https://www.gwinnettcounty.com/documents/d/gwinnett-county/gwinnett-county-connection-june-2026-pdf

Gwinnett County Purchasing: RP013-26 Addendum #2: short-term rental monitoring and license administration (May 18, 2026)-
. https://www.gwinnettcounty.com/static/upload/bid/802060/RP013-26INV20260518105911.pdf