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# Unincorporated Hall County vacation rental checklist

Hall County, Georgia | Rules checked November 6, 2026

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Hall County allows short-term rentals (2 to 30 nights) in every residential zone with a county short-term rental business license and a $125 building inspection. Guests are capped at 2 per bedroom plus 3, and a local contact must respond within an hour.

> We didn't find the business license (occupation tax) amount itself; ask the Business License office.

## 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.

### HALL 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.

### HALL COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply for the short-term rental business license**
  Submit the county application with your local contact, bedroom count, square footage, maximum guests, and copies of any covenants with a sworn statement. Review takes 1 to 3 business days, then the application goes to Building Inspections.
  Hall County short-term rentals: https://www.hallcounty.org/1209/Short-Term-Rentals
- [ ] **Pass the building inspection**
  Building Inspections schedules the $125 inspection and checks the bedrooms; the bedroom count must match the tax card for a whole-house rental. Then pay for the license and pick it up in person.
- [ ] **Name a local contact**
  The contact must be 21 or older, reachable 24/7, and on site within one hour of a county call. Each rental party needs a responsible person 25 or older. Changing the contact costs $25 and the county re-notifies neighbors within 500 feet.
- [ ] **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. The county's 5% hotel-motel tax applies outside city limits; file it with Hall County for direct bookings.

## Fees

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|---|---|
| Building inspection From the county's STR page. | **$125** |
| Change of local contact | **$25** |
| Operating without a license | **$500 a day** |
| Violations in 12 months The third revokes the license for 24 months. | **Up to $500, $1,000, then $2,000** |

## House rules for guests

**Parking: Hard-surfaced areas only**
Gravel, concrete, or asphalt; never on roads or the county right-of-way.

**One booking at a time: Whole house only unless owner-occupied**

**Events: Not allowed**
No weddings, parties, or corporate events.

**Ads: Show maximum occupancy and noise rules**

## Who to contact

**Business License office:** 770-531-6815
**STR complaint hotline (24 hours):** 770-637-6647

## 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

Hall County: Short Term Rental Properties. https://www.hallcounty.org/1209/Short-Term-Rentals

Hall County: Short Term Rental Code (Ch. 5.100). https://www.hallcounty.org/DocumentCenter/View/13858/Short-Term-Rental-Code-

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

Hall County Business License: Short Term Rental Business License Application-
. https://www.hallcounty.org/DocumentCenter/View/4448/Short-Term-Rental-Business-License-Application-PDF