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Unincorporated Hart County vacation rental checklist

Hart County, Georgia | Rules checked November 6, 2026

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Hart County requires a yearly short-term rental license for every single-family home rented for less than 30 days: $250, or $100 if you live there full time, due November 1. Apartments and other multi-unit developments can't be licensed.

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.

HART COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax depend on whether you're inside a city. Pick your area.

HART COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply to the county permit office by November 1**
  List all owners, the local contact (and alternate), bedrooms and square footage, and a sworn statement that bedrooms and egress meet state safety codes. The county decides within 30 days and denies applications with delinquent property taxes or septic problems.
- [ ] **Meet the safety rules**
  Smoke detectors in every bedroom, hallway, and common area; a CO detector on each habitable floor; an NFPA 10 extinguisher on each floor; and an operable escape window or door in every bedroom.
- [ ] **Post the notice and screen your renter**
  By the front door, post the contacts, the nearest hospital, the no-road-parking rule, trash day, quiet hours, and your license. Rent to a responsible person 21 or older who confirms the rules in writing.
- [ ] **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. File Hart County's 5% hotel-motel tax with the county for direct bookings.

Fees

Annual license $100 for a full-time owner-occupant	**$250**
Late fee (after November 1) $100 for owner-occupants	**$250**
Revised license (new local contact)	**$250**

House rules for guests

Quiet hours: 11 p.m. to 7 a.m.

Parking: Never in county rights of way or public roads

Ads: Show your license number and conduct rules

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

Hart County (Municode): Code section. https://library.municode.com/ga/hart_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTIISHRMREOR

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