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Perry vacation rental checklist

Houston County, Georgia | Rules checked November 6, 2026

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Perry requires a yearly short-term rental permit and inspection, and in residential zones a special exception approved by City Council. A new rental in a residential zone must be at least 1,000 feet from any other permitted one, and guests are capped at 10.

> You can't convert a garage or add bedrooms to a home in a residential zone to use it as a short-term rental.

> More than two citations in 12 months can cost you the permit, and you then wait a year to reapply.

> Every listing must show your permit number, and guests must get the city's host rules and sign a rental agreement.

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.

HOUSTON COUNTY, GEORGIA

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

CITY OF PERRY

- [ ] **Check the spacing map**
  Make sure your property isn't within 1,000 feet of an existing permitted short-term rental on the city's STR map.
  Perry short-term rentals: https://perry-ga.gov/short-term-rentals
- [ ] **Apply for the special exception and permit**
  In a residential zone, file the special exception application and the STR supplement through the Citizens Self-Service portal. After the inspection, the Planning Commission holds a hearing and City Council decides. In a commercial district, staff issue the permit.
- [ ] **Pass the inspection**
  The city inspects before the first permit and each renewal: egress windows in every bedroom, smoke detectors in and outside each bedroom and on every floor, CO detectors with gas appliances or an attached garage, handrails, pool barriers, and a visible address.

- [ ] **Line up insurance, a license, and a local contact**
  Keep $1 million per occurrence liability insurance that shows the short-term rental use, a City of Perry occupational tax certificate, and a local contact who can be at the property within one hour.
- [ ] **Taxes on each stay**
  Stays here owe 8% 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. Perry's 8% hotel-motel tax is filed with the City of Perry; the city can ask for a list of your guests and the taxes paid.

Fees

Special exception application and initial permit	**$325**
Annual renewal	**$212**
First inspection	**Free**
Re-inspection Plus $78 more for each later visit	**$145**

Inspection checklist

- [ ] **Egress window in each sleeping room.**
- [ ] **Smoke detectors on every story, outside and inside each sleeping room.**
- [ ] **CO detectors outside sleeping rooms if there's an attached garage or fuel-burning appliance.**
- [ ] **Handrails on stairs with 4+ risers; guardrails above 30 inches.**
- [ ] **Pool enclosures and alarms, if there's a pool.**
- [ ] **Address visible from the street; garbage receptacles.**

House rules for guests

Minimum stay: 24 hours

Parking: Off-street spaces only
No guest parking on residential streets; no RVs, boats, or trailers.

Outdoor curfew: 10 p.m. to 9 a.m.

Events: No weddings, parties, or other special events

Who to contact

Community Development: 478-988-2720

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 Perry, Department of Community Development: Short-Term Rentals (STR) fact sheet-
. https://perry-ga.gov/uploads/files/8e/f9/8ef9373ed018f53af16763dadc0c12cd.pdf

City of Perry: Short Term Rental Inspection Checklist. https://perry-ga.gov/uploads/files/44/7d/447dbd91e77581a8a6d8ee7bdfecebd9.pdf

City of Perry (Municode): Code section.
https://library.municode.com/ga/perry/codes/code_of_ordinances?nodeId=APXALAMAOR_ART4USRE_S4-3STSPUS

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

City of Perry: Short-Term Rentals. https://perry-ga.gov/short-term-rentals