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Unincorporated Jasper County vacation rental checklist

Jasper County, Georgia | Rules checked November 6, 2026

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Jasper County issues short-term vacation rental licenses only for homes that operated as short-term rentals before July 10, 2023, and no more than 30 in all; the cap drops whenever a license is revoked, not renewed, or the home is sold. New rentals can't get a license.

Fines run $250 to $1,000; a third violation revokes the license, and the cap shrinks by one.

Fees are set by the Board of Commissioners; we didn't find the amounts.

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.

JASPER 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.

JASPER COUNTY (UNINCORPORATED AREAS)

- [ ] **Pass three inspections**
  The fire chief certifies the home under NFPA 101 and the 2018 IFC, the building official inspects under the 2018 IRC, and the health department certifies the septic system for the occupancy.
- [ ] **Apply to the planning and zoning director yearly**
  Include owner and agent contacts, a parking site plan, and your sworn acknowledgement. The agent must live in Jasper County, be 25 or older, and respond within an hour.
- [ ] **Show the license number outside and in ads**
  The license number must be visible from the road and in every ad, with maximum occupancy and vehicles.
- [ ] **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. The county's 5% hotel-motel tax applies outside city limits; file it with Jasper County for direct bookings.

House rules for guests

Boats and ATVs: Guests may not bring boats, personal watercraft, ATVs, or side-by-sides

Not allowed: Events, fireworks, RVs, sleeping in accessory buildings

Quiet hours: Speakers indoors 10 p.m. to 7 a.m.

Unincorporated Jasper County 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

Jasper County (Municode): Code section.
https://library.municode.com/ga/jasper_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH8BU_S8-30SHRMVARELI

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