LICENSEDRENTAL.COM

Unincorporated Lee County vacation rental checklist

Lee County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Every short-term rental (30 days or less) in unincorporated Lee County needs a yearly host license: $15 plus a $37.50 regulatory fee, and $150 if the county inspects. Guests are capped at 2 per bedroom plus 2, and a responsible party must answer complaints within 2 hours.

In May 2026 the county considered banning short-term rentals in the R-1 residential district. The Planning Commission recommended denial and the board tabled it; the minutes list it as withdrawn.

The ordinance says you need an occupational tax certificate, but a later section says short-term rental owners don't pay the county occupational tax. Ask the Licensing Clerk.

A first violation brings a warning, a second a 30-day suspension, and a third revocation for 12 months.

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.

LEE COUNTY, GEORGIA

- [ ] **Then your city or area**
  Business licenses, zoning, and the local hotel-motel tax are set by each city and the county. Pick your area.

LEE COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply to Planning and Zoning**
  Submit the county application with a signed, notarized affidavit, an emergency contact, a copy of your house rules, and proof that your license number appears in every ad. Certify that no deed restriction or covenant bars the rental and that you owe the county nothing. The county may inspect before it issues the license.
  Lee County short-term rental application:
  https://www.leecountyga.gov/departments/planning-zoning/short-term-rental-application
- [ ] **Post the required information**
  Post the responsible party's contact, the street address, a floor plan showing fire exits and escape routes, how to reach Lee County with complaints (229-759-6000), the maximum occupancy, and "In case of emergency, dial 911."

- [ ] **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. Lee County's hotel-motel tax is 7%. If you don't book through a platform that remits it to the county, you file it with Lee County yourself.

Fees

$52.50 a year, plus $150 if inspected

Administrative fee	**$15**
Regulatory fee	**$37.50**
Inspection (if applicable)	**$150 per house or unit**
Re-inspection	**$115, plus $65 for each later visit**
Operating 30 days without a license	**$157.50 penalty**

Inspection checklist

- [ ] **Smoke detectors in each bedroom, outside sleeping areas, and on every floor.**
- [ ] **Carbon monoxide detectors with gas appliances or an attached garage.**
- [ ] **Fire extinguisher, at least one per floor.**
- [ ] **Evacuation plan posted.**
- [ ] **Egress window in every sleeping room; handrails on stairs.**
- [ ] **GFCI outlets in kitchen and bathrooms; water heater strapped if required.**

House rules for guests

Parking: Driveway or garage only
No parking in the road right-of-way or on grass.

Trash: In proper containers, out of public view

Who to contact

Licensing Clerk: (229) 759-3326

Unincorporated Lee 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

Lee County: Short-Term Rental Application, affidavit, and self-inspection checklist-
. https://www.leecountyga.gov/forms/Planning%20and%20Development/Short%20Term%20Rental%20Application.pdf

Lee County (Municode): Code section.
https://library.municode.com/ga/lee_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTVISHRMREHOLI

Lee County: May 7, 2026 public hearings: T26-002 short-term rental text amendment-
. https://www.leecountyga.gov/zoning-notices/may-7-2026-public-hearings

Lee County Board of Commissioners: Board of Commissioners agenda packet, May 26, 2026 (includes May 12 minutes)-
. https://www.leecountyga.gov/uploads/files/60/c5/60c5102c15f8692f624b14350f5bbd6c.pdf

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