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Valdosta vacation rental checklist

Lowndes County, Georgia | Rules checked November 6, 2026

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Valdosta has no short-term rental permit in its code yet, but the city held workshops in April 2026 to help staff draft an ordinance for City Council. Stays owe 8% sales tax, the city's 7% hotel-motel tax, and the $5 state fee.

In 2017 the city's zoning administrator said Airbnb rentals were technically in violation of the zoning ordinance. Ask the Planning and Zoning office how it treats them today.

Check your HOA or condo rules too.

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.

LOWNDES COUNTY, GEORGIA

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

CITY OF VALDOSTA

- [ ] **Check for new rules before you list**
  City staff are turning the 2026 workshop input into recommendations for City Council. Ask the city whether an ordinance has been adopted and whether zoning allows a short-term rental at your address.
- [ ] **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. Valdosta's 7% hotel-motel tax is filed with the City of Valdosta; register with the city as an operator if you take direct bookings.

Who to contact

Valdosta City Hall: (229) 242-2600

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 Valdosta: City of Valdosta announces additional opportunities for community input on short-term rentals-. https://www.valdostacity.com/node/6625

City of Valdosta (Municode): Code section. https://library.municode.com/ga/valdosta/codes/code_of_ordinances?nodeId=PTIICOOR_CH90TA_ARTIIIHOMOEXTA

City of Valdosta: Short-Term Rentals Workshops. https://www.valdostacity.com/node/6618

Moultrie Observer (Valdosta Daily Times): Airbnb violates zoning ordinances (June 28, 2017). https://moultrieobserver.com/?p=192814