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Dahlonega vacation rental checklist

Lumpkin County, Georgia | Rules checked November 6, 2026

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Dahlonega allows short-term rentals in every zoning district except R-1 single-family (rentals there before August 15, 2020 may continue). You need a $100 yearly city license, an occupation tax certificate, one off-street space per bedroom, and no more than 4 guests per bedroom.

> Three violations in 12 months blocks the property for 12 months; fines start at $250.

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.

LUMPKIN 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.

CITY OF DAHLONEGA

- [ ] **Sign the code compliance form**
  Certify that the home meets zoning, building, health, and life safety codes, and get your occupation tax certificate and hotel-motel tax account first.
- [ ] **Install the safety equipment**
  A 10-lb ABC extinguisher on every level, certified yearly by a licensed company; interconnected smoke detectors in every bedroom and on every level; CO detectors on each level, 5 feet off the floor.
- [ ] **Mark the boundaries and name a manager**
  Have your property lines marked and approved by Community Development. Send your local manager's contact to Community Development, the Lumpkin County Sheriff and Fire Department, city police, and every owner within 300 feet, and post it inside.
- [ ] **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. Dahlonega charges an 8% hotel-motel tax; file it with the City of Dahlonega.

House rules for guests

Parking: 1 off-street space per bedroom (9 × 20 ft)
Vehicles can’t exceed spaces; trailers and boats count separately.

Trash: Up to three 96-gallon cans; no dumpsters

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 Dahlonega (Municode): Code section. https://library.municode.com/ga/dahlonega/codes/code_of_ordinances?nodeId=SPBLAUSLADE_APXBZO_ARTVIIISHRMRE

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