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Manchester vacation rental checklist

Meriwether County, Georgia | Rules checked November 6, 2026

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Since January 2025, Manchester requires a yearly short-term rental certificate ($50), a short-term rental business license, and an occupational tax certificate. Your agent must reach the rental within two hours of a city call, and operating without a certificate carries a $1,000 fine.

> Three code violations at a property in 12 months revoke the certificate for 12 months. Fines are $500, $750, then $1,000.

> Part of Manchester is in Talbot County; ask the city which rules and tax rates apply there. Zoning is set separately; ask the city whether your district allows the rental.

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.

MERIWETHER COUNTY, GEORGIA

- [ ] **Then your city or area**
  Pick your area.

CITY OF MANCHESTER

- [ ] **Apply for the certificate**
  Apply each year under oath with the owner's details, whether the home is owner-occupied, the parcel number, a 24-hour agent (18 or older; you can be your own), parking, a sworn code-compliance form, a sample rental agreement, proof of ownership, and the main platform you use. A sale requires a new application.
- [ ] **Post and advertise correctly**
  Post the certificate and occupational tax certificate inside. Show the certificate number and the sample rental agreement in every listing. Tell the city within five business days if the agent changes.
- [ ] **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. File Manchester's 5% hotel-motel tax with the City of Manchester for direct bookings.

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 Manchester (Municode): Code section. https://library.municode.com/ga/manchester/codes/code_of_ordinances?nodeId=PTIICOOR_CH18BUBURE_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