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Madison vacation rental checklist

Morgan County, Georgia | Rules checked November 6, 2026

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Madison has no separate short-term rental permit; its code applies its bed and breakfast rules to any home offered for stays under 30 days. A B&B must be owner-occupied and licensed, and temporary stays need council approval.

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.

MORGAN 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.

CITY OF MADISON

- [ ] **Talk to the city before listing a whole home**
  Temporary lodging needs written council approval, for no more than 4 consecutive days and 8 days a year, and the code ties it to charitable or nonprofit purposes. Ask the City of Madison how it applies this to Airbnb-style rentals.
- [ ] **For a B&B, get a license and inspections**
  Submit a floor plan, a survey plat showing the distance to the nearest licensed B&B, and the fees in the city schedule. Building, fire, and health officials inspect before the license is issued; licenses run to December 31.
- [ ] **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. Madison's 5% hotel-motel tax applies inside city limits; file it with the city for direct bookings.

Madison 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

City of Madison (Municode): Code section. https://library.municode.com/ga/madison/codes/code_of_ordinances?nodeId=PTIICOOR_CH22BU_ARTIIIBEBR

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