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Unincorporated Morgan County vacation rental checklist

Morgan County, Georgia | Rules checked November 6, 2026

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Morgan County's zoning ordinance was amended to expressly prohibit short-term rentals of fewer than 30 days; a 2019 Georgia Supreme Court ruling let one Lake Oconee owner continue because the earlier ordinance was too vague. Ask the county before you list.

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.

MORGAN COUNTY (UNINCORPORATED AREAS)

- [ ] **Ask Planning and Zoning first**
  Ask Morgan County whether any zoning district allows rentals of fewer than 30 days today, and whether your home has grandfathered status. Rentals of 30 days or more aren't short-term rentals.
- [ ] **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. If short stays are allowed, the county's 5% hotel-motel tax applies outside city limits; file it with Morgan County 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

Justia: Morgan County v. May (Supreme Court of Georgia, 2019). https://supreme.justia.com/cases/georgia/supreme-court/2019/s18a1622.html

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

Morgan County (Municode): Code of ordinances. https://library.municode.com/ga/morgan_county/codes/code_of_ordinances