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Porterdale vacation rental checklist

Newton County, Georgia | Rules checked November 6, 2026

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Porterdale requires a yearly short-term vacation rental certificate ($45) and an inspection by the city housing official before you open and at each renewal. Your agent must reach the rental within two hours.

> Three violations in 12 months revoke the certificate for 12 months.

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.

NEWTON 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 PORTERDALE

- [ ] **Apply under oath**
  Include owner and agent contacts, parking spaces, a sworn code compliance form, a sample rental agreement, proof of ownership, and proof of insurance. Put the certificate number in every ad.
- [ ] **Taxes on each stay**
  Stays here owe 7% 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. The city code says rentals owe city taxes including the hotel-motel tax, but the DCA report lists no Porterdale rate; ask City Hall.

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 Porterdale (Municode): Code section.
https://library.municode.com/ga/porterdale/codes/code_of_ordinances?nodeId=SPBDEOR_CH119ZO_ARTIVSUDIRE_DIV11SHRMVARE