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Unincorporated Oconee County vacation rental checklist

Oconee County, Georgia | Rules checked November 6, 2026

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Oconee County allows a short-term rental only as an accessory use in its agricultural and residential zones, and only if the owner lives there and stays overnight while guests are present. You need a yearly license, an annual inspection, and one paved parking space per bedroom.

> We didn't find the license fee amount; it is set by the Board of Commissioners.

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.

OCONEE 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.

OCONEE COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply with floor plans and a site plan**
  Only the owner can apply. Include floor plans drawn to scale marking the guest rooms, a site plan showing the rental and parking, photos, your deed, and the notarized acknowledgement of §352.
  Oconee County STR application:
  https://www.oconeecountyga.gov/DocumentCenter/View/13755/Short-Term-Rental-Application
- [ ] **Pass the annual inspection**
  The property is inspected every year before the license is issued.
- [ ] **Notify the county and neighbors**
  Give your name, address, and phone to Planning and Code Enforcement, the Sheriff, the Fire Department, the nearest volunteer fire station, and owners within 300 feet, and post it in the rental.
- [ ] **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. The county's 6% hotel-motel tax applies outside city limits; file it with Oconee County for direct bookings.

Inspection checklist

- [ ] **One 10-lb ABC fire extinguisher on each level, certified yearly.**
- [ ] **Interconnected smoke detectors in each bedroom and on each level.**
- [ ] **One paved 9-by-19-foot parking space per bedroom.**

House rules for guests

Vehicles: No more than the parking spaces
Trailers, boats, and RVs count as vehicles.

Trash: Up to 3 rolling cans; no dumpsters

Meals: Breakfast only

Guest register: Names, addresses, phones, dates

Unincorporated Oconee County 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

Oconee County Planning and Code Enforcement: Short Term Rental Application (with UDC §352)-
. https://www.oconeecountyga.gov/DocumentCenter/View/13755/Short-Term-Rental-Application

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

Oconee County (Municode): Code section.
https://library.municode.com/ga/oconee_county/codes/code_of_ordinances?nodeId=COOR_APXAOCCOUNDECO_ART3REPAUS_DIVIIIACUSST_S352SHT