LICENSEDRENTAL.COM

Unincorporated Pike County vacation rental checklist

Pike County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Pike County allows vacation homes in residential districts only with a special use permit. Rentals are limited to four guest rooms and 10 overnight guests, one rental per parcel, and a local property manager (21 or older) must answer complaints within 60 minutes.

> Repeated problems can lead to a revocation hearing before the Board of Commissioners. After a revocation, no new permit or license is issued for the property for at least a year.

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.

PIKE COUNTY, GEORGIA

- [ ] **Then your area**
  The county rules cover unincorporated Pike County. Pick your area.

PIKE COUNTY (UNINCORPORATED AREAS)

- [ ] **Apply for a special use permit**
  Apply to Pike County Planning & Development for a special use permit, then get a business license. Rentals must meet the building and fire codes, and septic systems must meet environmental health rules. No rentals in RVs, tents, sheds, or other accessory structures.
- [ ] **Register a property manager**
  Register a local property manager (you or an agent, 21 or older) with Planning & Development. They must be reachable 24/7 while the home is rented and respond to complaints within 60 minutes. Gated properties must give a gate code or lockbox to emergency services.
- [ ] **Post the rules and list them online**
  Post the house rules within six feet of the front door and in the rental agreement. Every listing must show the maximum occupancy, maximum vehicles, quiet hours, the amplified sound ban, and the manager's name, address, and phone.
- [ ] **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 county rules require hotel/motel tax; ask Pike County what rate applies and how to file for direct bookings.

House rules for guests

Quiet hours: 10 p.m. to 8 a.m.

Sound: No outdoor amplified sound (household speakers excepted)

Pets: Kept secured; no nuisance barking

Trash: Bins screened from view; returned within 24 hours of pickup

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

Pike County: Article 9: Limited lodging and vacation homes-
. https://www.pikecoga.com/uploads/1/3/3/6/133643513/article_9___limited_lodging_and_vacation_homes.pdf

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