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Clayton vacation rental checklist

Rabun County, Georgia | Rules checked November 6, 2026

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Clayton requires a city occupational license for each short-term rental ($150 to start, $100 a year), a yearly fire and life safety inspection, and a local contact who can be on site within an hour. Daytime visitors are capped at 20 on top of overnight guests, and no more than 30 people total.

> Rent to a named responsible person and keep a copy of their ID and a signed acknowledgment for a year.

> A rental unused for 7 consecutive months loses its license.

> Changing your local contact means a revised license ($25).

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.

RABUN COUNTY, GEORGIA

- [ ] **Then your city or area**
  Permits, zoning, and the hotel-motel tax depend on whether you're inside a city. Pick your area.

CITY OF CLAYTON

- [ ] **Get the code compliance form**
  The zoning administrator certifies that extinguishers, detectors, and egress meet the city's fire and safety codes. Every bedroom needs a smoke detector and an operable window or door to the outside; add CO detectors if any fuel-burning appliance is present.
- [ ] **Apply for the occupational license**
  Include the parcel number, all owners, your local contact, bedrooms and square footage, a health department approval if required, and proof of insurance with a short-term rental rider.
- [ ] **Post the notice and evacuation diagrams**
  Post the city's notice by the front door or kitchen (contact, nearest hospital, maximum guests and vehicles with a parking sketch, quiet hours). Permanently mount an evacuation diagram on every floor showing exits, extinguishers, a north arrow, and a gathering spot.

☐ **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. Clayton charges a 5% hotel-motel tax; report and pay it to the city clerk by the 20th of each month.

House rules for guests

Quiet hours: 10 p.m. to 7 a.m.

Vehicles: Up to 2 per bedroom
No parking on road rights of way; keep a vehicle log.

No camping: No tents or occupied RVs on the property

Clayton 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 Clayton (Municode): Code section.
https://library.municode.com/ga/clayton/codes/code_of_ordinances?nodeId=PTIICOOR_CH46ZO_ARTIIDI_DIV1GE_SDIISHRMRE

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