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Unincorporated Rockdale County vacation rental checklist

Rockdale County, Georgia | Rules checked November 6, 2026

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Unincorporated Rockdale allows short-term rentals only in A-R and R-1 zones, with no more than 250 licenses (then a waitlist). You need a $300 license plus an occupational tax certificate, a background check, fire and compliance inspections, and an agent 25 or older who can be on site within an hour.

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.

ROCKDALE COUNTY, GEORGIA

- [ ] **Then your city or area**
  Inside a city, the city's own hotel-motel tax normally applies instead of the county's; ask your city to confirm. Pick your area.

ROCKDALE COUNTY (UNINCORPORATED AREAS)

- [ ] **Assemble the license package**
  Commercial occupational tax application, license application, state IDs for owner and agent, your deed, a parking plan, HOA letter if any, criminal background check, the agent duties form, citizenship affidavit, and the owner's compliance affidavit.
  Rockdale license package (PDF):
  https://www.rockdalecountyga.gov/wp-content/uploads/2026/07/2026-STR-License-Package.pdf
- [ ] **Use a tax-collecting platform**
  You must swear to rent only through a platform that collects and remits Georgia sales tax and local lodging taxes on your behalf.
- [ ] **Pass the inspections**
  Schedule the compliance inspection and complete the fire compliance form (below).
- [ ] **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. Rockdale County's hotel-motel tax is 5%; the county requires you to use a platform that collects it.

Inspection checklist

- [ ] **Fire evacuation plan posted on every bedroom door.**
- [ ] **Fire extinguisher, minimum 1A:10B:C, serviced every three years, top no higher than 60 inches.**

- [ ] **Smoke alarms in each bedroom, outside sleeping areas, and on each floor.**
- [ ] **Carbon monoxide detection on each floor.**
- [ ] **House number at least 4 inches tall.**
- [ ] **An escape window or door in every bedroom.**
- [ ] **Sprinkler system if more than 10 occupants.**

House rules for guests

Guest registry: Keep 3 years
Names, dates, home city, and vehicle plate.

Agent: 25 or older, on site within 1 hour

Events: No special events or subletting

Unincorporated Rockdale 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

Rockdale County Department of Planning & Development: Short-Term Rental License Package (rev. 09/2025)-
. https://www.rockdalecountyga.gov/wp-content/uploads/2026/07/2026-STR-License-Package.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

Rockdale County (Municode): Code section.
https://library.municode.com/ga/rockdale_county/codes/code_of_ordinances?nodeId=SPBPLDE_TIT2LAUSZO_CH218USRE_ARTIPESPUS_S218-1TAPEUS