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Unincorporated Troup County vacation rental checklist

Troup County, Georgia | Rules checked November 6, 2026

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Outside city limits, a Troup County short-term rental needs a special use permit from the Board of Commissioners. Only 12 permits are issued a year, owners need three years of ownership, and rentals are limited to 92 days a year (175 if the owner lives on site).

Fines run $250, $500, $750, then $1,000 per offense. Three substantiated complaints in two years automatically revoke the permit and the occupation tax certificate.

Keep records of rentals and complaints for three years and post the house rules in each guest bedroom.

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.

TROUP COUNTY, GEORGIA

- [ ] **Then your city or area**
  Each city and the county set their own rules. Pick your area.

TROUP COUNTY (UNINCORPORATED AREAS)

- [ ] **Check eligibility**
  You must have owned the property for three years (with an exception for inherited homes), and you can hold only one permit, counting homes owned through an LLC. The home must be at least half a mile from any existing short-term rental.
- [ ] **Apply for the special use permit**
  Apply to Community Development. The Board of Commissioners decides after reviewing the impact on the neighborhood and housing, and may add conditions. The fire marshal and building inspector may inspect before a business license is issued.
- [ ] **Name a local representative**
  The representative must answer calls 24 hours a day and be able to reach the rental within 30 minutes. Give their contact to the county and to every adjoining neighbor.

☐ **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 code says hotel-motel tax and occupation tax owed to the county are paid to the county clerk.

House rules for guests

Quiet hours: Dusk to dawn; no amplified sound beyond the property

Events: No weddings, parties, or commercial events

Bathrooms: One full bath per floor and one per 2 bedrooms

Parking: At least 1 space; none in the right-of-way

Unincorporated Troup 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

Troup County (Municode): Code section.
https://library.municode.com/ga/troup_county/codes/code_of_ordinances?nodeId=COOR_APXBLAUSZO_ARTVIISUUSST_S7.6COUS

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https://library.municode.com/ga/troup_county/codes/code_of_ordinances?nodeId=COOR_APXBLAUSZO_ARTVIPEPRUS_S6.1TAPEPRUS

The Valley Times-News: County to limit short-term rental permits and available rental days (April 6, 2024)-
. https://www.valleytimes-news.com/?p=52806

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