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Unincorporated Union County vacation rental checklist

Union County, Georgia | Rules checked November 6, 2026

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Union County licenses every short-term rental outside Blairsville, with a cap of 5% of the county's housing units and no more than two licenses per owner. Guests are limited to 2 per bedroom plus 2 (never more than 15), and you file a monthly tax return even when Airbnb pays.

> Two or more rentals on one parcel owned by the same person are a "tourist accommodation" permitted by the Department of Public Health instead, but still register for the county tax.

> A new owner has 15 days after closing to apply and gets first right to the existing license.

> Renting without a license can bring a fine up to $1,000 and up to 60 days in jail.

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.

UNION 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.

UNION COUNTY (UNINCORPORATED AREAS)

- [ ] **Gather your documents**
  You need a photo ID, a notarized SAVE affidavit, and your septic permit (or a septic evaluation from the health department). New owners email page 1 of the closing statement; others call the STR office for a registration letter and code.
  Union County STR resources: https://www.unioncountyga.gov/275/Short-term-Rentals-Resources
- [ ] **Apply online and wait for approval**
  Applying puts the property in the queue; you may rent only after the county approves the license at a commission meeting. An inspection may be scheduled (free; $75 for a second follow-up).
- [ ] **Notify neighbors and post the house information**
  Give a good neighbor letter to properties within 100 feet. Inside, post the agent's contact, the 911 address, a floor plan with exits and extinguishers, occupancy and parking limits, trash instructions, and the county's amplified-sound rules.

- [ ] **Meet the safety rules**
  A 5-lb extinguisher on every floor, a smoke alarm in each sleeping room, hallway, basement, and enclosed garage, CO detectors on each floor if heated by gas, and posted escape routes in multi-story homes.
- [ ] **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. Union County's 5% excise tax return is due by the 20th for each property every month, even with $0 due. Airbnb remits in a lump sum, so you must still report.

House rules for guests

Parking: Inside the property lines
No parking in road rights of way or easements.

Pets: Leashed when outside unfenced property

Ads: Show your license number and permitted occupancy

Who to contact

Short-term Rental Office: 706-439-6000

Unincorporated Union 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

Union County: Short-term Rentals Resources. https://www.unioncountyga.gov/275/Short-term-Rentals-Resources

Union County (Municode): Code section.
https://library.municode.com/ga/union_county/codes/code_of_ordinances?nodeId=PTIICOOR_CH60SHRMRE

Union County: Short-term rentals FAQ (effective April 8, 2023). https://www.unioncountyga.gov/DocumentCenter/View/150