LICENSEDRENTAL.COM

Chickamauga vacation rental checklist

Walker County, Georgia | Rules checked November 6, 2026

Scan for the latest version

Chickamauga allows short-term vacation rentals only inside its short-term rental overlay district, with a city certificate and business license. Homes in R-1 and R-2 are limited to 5 bedrooms, and non-owner-occupied applications go to neighbors within 300 feet for comment.

> Your agent must be customarily present in Walker or Catoosa County. One person can hold no more than three non-owner-occupied certificates in multifamily buildings.

> Application fees are set by the mayor and council.

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.

WALKER 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 CHICKAMAUGA

- [ ] **Confirm you're in the district**
  Ask the planning and zoning office whether your parcel is in the short-term vacation rental district. The property can't have had a code violation in the 3 months before you apply.
- [ ] **Apply with a site plan**
  Submit a scaled site plan showing the buildings, parking, and guest access, a narrative (area rented, bedrooms, maximum guests, days of operation, trash plan), a code verification form, proof of insurance, and your business license number.
- [ ] **Notify neighbors (non-owner-occupied)**
  The city mails letters to owners within 300 feet, who get 30 days to object; the fire marshal and a building inspector may inspect; you post a city sign on the property for at least 15 days.
- [ ] **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. Chickamauga charges a 5% hotel-motel tax; file it with the City of Chickamauga.

House rules for guests

Minimum stay: 24 hours

Signs: No on-site rental signs (except 5+ acre sites)

Parking: On site, not on vegetated areas

Chickamauga 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 Chickamauga (Municode): Code section.
https://library.municode.com/ga/chickamauga/codes/code_of_ordinances?nodeId=PTIICOOR_CH10BUBURE_ARTXISHRMVARE

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