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Rossville vacation rental checklist

Walker County, Georgia | Rules checked November 6, 2026

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Rossville requires a city business tax certificate and a short-term vacation rental certificate ($25 a year) for each rental of 14 days or less. You notify adjacent owners before your first certificate, and your agent must reach the property within 2 hours.

> The code says yearly renewals for parcels that already had a certificate “are subject to denial.” Ask City Hall how renewals work.

> Fines are $500, $750, then $1,000 within 12 months.

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 ROSSVILLE

- [ ] **Apply at City Hall**
  Apply under oath with an owner’s affidavit, your guest rental agreement (posted in the unit), proof of ownership and insurance for short-term rental use, and your agent’s signed agreement.
- [ ] **Notify adjacent owners**
  Before the first certificate, send adjacent owners the address, parking, maximum occupancy, your rental agreement, and your agent’s contact, and give the city proof.
- [ ] **Post the certificate**
  Post it with your agent’s contact, the certificate number, maximum occupancy and vehicles, the noise ordinance, the location of the fire extinguisher, first aid kit, and smoke detectors, and a map of exits.
- [ ] **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. Rossville charges a 7% hotel-motel tax; file it with the City of Rossville.

House rules for guests

Parking: Not on the grass or in the road

Rossville 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 Rossville (Municode): Code section.
https://library.municode.com/ga/rossville/codes/code_of_ordinances?nodeId=PTIICO_CH26BUBURE_ARTIVSHRMVARE

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