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Unincorporated Berkeley County vacation rental checklist

Berkeley County, South Carolina | Rules checked November 6, 2026

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We found no county short-term rental permit in unincorporated Berkeley County's code. Stays pay 12%: 10% state-collected plus the county's 2% accommodations fee.

> We found no short-term rental rules in the county zoning code in November 2026. Ask Berkeley County Planning and Zoning whether your district allows it and whether you need a business license, and check HOA or lake covenants.

Licensing steps

STATE OF SOUTH CAROLINA

- [ ] **Get a retail license for direct bookings**
  If you take bookings yourself, you need a SCDOR retail license for each rental property and must file and pay electronically through MyDORWAY. If you rent only through a property manager or an online travel company that takes the payment, they remit the state tax and you don't need a license. Rent no more than one week a quarter and you can file once a year instead.
  MyDORWAY: https://mydorway.dor.sc.gov/
- [ ] **Know what the platform collects**
  Airbnb collects the 5% sales tax, 2% accommodations tax, and the local sales taxes the state collects, on its bookings. It also collects some county and city accommodations taxes, but only in the places it lists. Everything else is yours to file.
- [ ] **Register for local taxes**
  Many counties and cities charge their own accommodations tax (up to 3%), a hospitality tax, or a beach preservation fee. They collect these directly, so you register with the county or city even if a platform pays your state tax.
- [ ] **Check your property tax rate**
  A home that is your legal residence keeps the 4% assessment ratio only if it is rented out 72 days or less a year. Rent it more and it is taxed as a 6% rental property. Ask your county assessor.
- [ ] **Then your county and city**
  Business licenses, rental permits, and zoning are where South Carolina towns differ most. Pick your area.

BERKELEY COUNTY, SOUTH CAROLINA

- [ ] **Register for the county fee**
  Collect the 2% fee from guests and send it to the Berkeley County Treasurer, 223 North Live Oak Drive, Moncks Corner, by the 20th of each month.
- [ ] **Then your city or area**
  Pick your area. For Daniel Island or Cainhoy, use the City of Charleston page.

BERKELEY COUNTY (UNINCORPORATED AREAS)

- [ ] **Register for state and local taxes**
  The state-collected tax on stays here is 10% (state sales and accommodations tax plus local sales taxes). Airbnb collects it on its bookings; for direct bookings, get a SCDOR retail license and file through MyDORWAY. File Berkeley County's 2% accommodations fee with the county treasurer by the 20th of each month. Airbnb doesn't list it as a tax it collects.
- [ ] **Ask about zoning and a business license**
  Ask the Berkeley County (unincorporated areas) whether zoning allows a short-term rental at your address and whether you need a business license. Check your HOA rules too.

Official sources

South Carolina Department of Revenue: Accommodations tax. https://dor.sc.gov/tax/accommodations

Airbnb: Collection and remittance by Airbnb in South Carolina. https://www.airbnb.com/help/article/2328

South Carolina Department of Revenue: Revenue Ruling #15-4: vacation rentals of a residence-
. https://dor.sc.gov/resources-site/lawandpolicy/Advisory%20Opinions/RR15-4.pdf

Berkeley County (Municode): Code section.
https://library.municode.com/sc/berkeley_county/codes/code_of_ordinances?nodeId=COOR_CH62TA_ARTIIACTA_DIV1GE_S62-31DE

Berkeley County (Municode): Code section.
https://library.municode.com/sc/berkeley_county/codes/code_of_ordinances?nodeId=COOR_APXAZO_ART11SURE_11.4COUS