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Edisto Beach vacation rental checklist

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

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Edisto Beach allows vacation rentals in its residential zones. Every rental needs a town business license. Stays pay 12% tax: 9% state-collected, a 2% town accommodation fee filed monthly with the town, and Colleton County's 1%.

> Rental properties are assessed at 6% unless they qualify as your legal residence.

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.

COLLETON COUNTY, SOUTH CAROLINA

- [ ] **Register for the county accommodations tax**
  File the county tax with Colleton County by the 20th. You can file quarterly if you owe $25–$50 a month, or once a year if you owe under $25.
- [ ] **Then your town or area**
  Pick your area.

TOWN OF EDISTO BEACH

- [ ] **Get a town business license**
  Apply at Town Hall or call the Building Department at 843-869-2505 ext. 203. License rates depend on class and gross income, and owners outside the 29438 ZIP pay double.
- [ ] **Register for state and local taxes**
  The state-collected tax on stays here is 9% (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. Send the town's 2% accommodation fee to the Town of Edisto Beach by the 20th of each month, with a copy of your state return; Airbnb collects the 2% town fee on its bookings. File the 1% Colleton County tax with the county.

Who to contact

Town Hall (Building Department): 843-869-2505

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

Colleton County (Municode): Code section.
https://library.municode.com/sc/colleton_county/codes/code_of_ordinances?nodeId=TIT3REFI_CH3.34LOACTA

Town of Edisto Beach: Summary of business license rates (2026)-
. https://www.townofedistobeach.com/sites/default/files/uploads/building_department/business_license_fees_2026.pdf

Town of Edisto Beach: Local accommodation fee form-
. https://www.townofedistobeach.com/sites/default/files/uploads/local_accommodations_tax_form.pdf

Town of Edisto Beach: Taxes (including short-term rental taxes and fees). https://www.townofedistobeach.com/taxes

Town of Edisto Beach (Municode): Code section.
https://library.municode.com/sc/edisto_beach/codes/code_of_ordinances?nodeId=COOR_CH86ZO_ARTIVDI_DIV2SPDIRE_S86-135LODEREDI