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Greenville (city) vacation rental checklist

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

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Greenville allows short-term rentals (under 30 days) only in its mixed-use and commercial zoning districts, not in residential zones. You need a $40 short-term rental permit, a city business license, and to pay the city's 3% local accommodations tax.

> Rentals that existed in residential zones before the 2023 development code may be allowed to continue; ask the Planning Department about your property.

> The city code still shows a 2.3% accommodations fee adopted in 1994; the city's page says 3% in local accommodations taxes is due.

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.

GREENVILLE COUNTY, SOUTH CAROLINA

- [ ] **Then your city or area**
  Permits, zoning, and the local accommodations tax are set by each city. Pick your area.

CITY OF GREENVILLE

- [ ] **Check your zoning**
  Look up your parcel on the city's zoning map. Properties in residential districts can only be rented for 30 days or longer. In a Planned Development (PD), ask the Planning Office.
  Greenville short-term rentals: https://www.greenvillesc.gov/short-term-rentals
- [ ] **Apply for the permit and a business license**
  Complete the city's short-term rental application ($40) and attest that no recorded covenant prohibits the rental. Business licenses expire April 30 each year.

- [ ] **Provide parking**
  A single-unit rental needs at least one parking space.
- [ ] **Register for state and local taxes**
  The state-collected tax on stays here is 7% (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. The city's 3% local accommodations tax is due on the 20th of each month; Airbnb collects it on its bookings, so you file it for direct and other-platform bookings. The city helps you set up an account.

Who to contact

Planning Department: 864-467-4476
Accommodations tax account setup: 864-467-6696

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

City of Greenville: Short-term rentals. https://www.greenvillesc.gov/short-term-rentals

City of Greenville: Application for short term rental (rev. 1/14/25)-
. https://content.civicplus.com/api/assets/971fdc2d-223c-45c6-9716-646250dc6822

City of Greenville (Municode): Code section.
https://library.municode.com/sc/greenville/codes/code_of_ordinances?nodeId=COOR_CH40TA_ARTIIIACFE