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Mauldin vacation rental checklist

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

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Mauldin allows whole-home short-term rentals of detached houses as a conditional use in its residential zones, with a city permit and business license. Guests are capped at 2 adults per bedroom and 6 adults total, and townhomes and apartments can't be rented short-term.

> Hosted rentals (owner stays home) are allowed only as an accessory apartment where permitted.

> Three code violation convictions in 12 months suspend the permit and license for 12 months.

> Airbnb collects the state-collected tax on its bookings here, but its South Carolina tax article doesn't list this area's county or city accommodations tax. File that one yourself for every booking.

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 MAULDIN

- [ ] **Apply for the permit and business license**
  Include proof of ownership, proof of insurance, your agent's 24-hour contact, a sample guest agreement, HOA approval if you're in an HOA, and consent to city inspections.
- [ ] **Name an agent within 12 miles**
  The agent (you can be your own) must be over 21, live within 12 miles, and respond to city notices.

- [ ] **List your permit number in every ad**
  Every listing must show the permit number, maximum adults, and maximum parking spaces. Post the business license and house rules inside, and keep a guest register for 2 years.
- [ ] **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. File the city's 3% local accommodations tax with the City of Mauldin.

House rules for guests

Parking: 1 vehicle per bedroom, up to 4
On paved driveways or side/rear pads only; no street parking.

Signs: No rental signs

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 Mauldin (Municode): Zoning Ordinance §10:3, short-term rentals. https://library.municode.com/sc/mauldin

City of Mauldin (Municode): Code section.
https://library.municode.com/sc/mauldin/codes/code_of_ordinances?nodeId=COOR_CH10BU_ARTVIILOACTAHOTA_DIV2LOACTA