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Unincorporated Greenville County vacation rental checklist

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

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Greenville County has no adopted short-term rental rules yet, but a 2026 draft ordinance would require yearly county registration and a local agent. The county already charges its own accommodations fee in unincorporated areas, and the county requires a business registration.

In June 2026 the committee discussed a minimum guest age of 25, two off-street spaces for guests, no guest street parking, and a contact who can respond within 30 minutes to an hour. None of these are law yet.

Parts of the county are unzoned. The draft would allow short-term rentals in any lawful dwelling, subject to zoning where it applies.

Paris Mountain neighbors raised short-term rental complaints that started the county's review.

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.

GREENVILLE COUNTY (UNINCORPORATED AREAS)

- [ ] **Register your business with the county**
  Greenville County requires a business registration. The draft ordinance would add a short-term rental registration, filed with a designated-agent form, proof of your state tax account, and the county accommodations fee account.

- [ ] **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 county accommodations fee is paid to the Greenville County Finance Department on the same schedule as your state sales tax return. Airbnb doesn't collect it.

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

Greenville County Council: Short-Term Rentals Ad Hoc Committee minutes (June 15, 2026).
https://www.greenvillecounty.org/Council/_Agenda/Meetings%20of%202026/Short%20Term%20Rentals%20Ad%20Hoc%20Committee/2026.08.17/2026.06.15

Greenville County: Ordinance 2594: county accommodations fee of 2.3% (unincorporated areas)-
. https://www.greenvillecounty.org/SharedFolders/CouncilBoards/fda5d6d6-ea6a-4da8-bf12-a5ec1d111174.pdf

Greenville County Council: Draft ordinance: registration of short term rentals in unincorporated Greenville County (August 12, 2026).
https://www.greenvillecounty.org/Council/_Agenda/Meetings%20of%202026/Short%20Term%20Rentals%20Ad%20Hoc%20Committee/2026.08.17/2026.08.12

The Post and Courier: Tax gap in Greenville County leaves nearly $1M uncollected from short-term rentals (May 28, 2026).
https://www.postandcourier.com/greenville/news/greenville-county-short-term-rental-taxes-airbnb/article_9a932046-16a1-4e8e-a384-b402e2ffe283.html