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Rock Hill vacation rental checklist

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

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Rock Hill requires a $300 short-term rental permit and a business license, renewed each year by April 30, and allows new rentals only in commercial, office, mixed-use, and downtown zones. Rentals in residential zones that were permitted earlier must stop after April 30, 2029. Tax is 8% state-collected plus the city's 3% accommodations tax.

Rock Hill moved its short-term rental rules from the city code into the zoning ordinance in November 2023. Permits can no longer be transferred to a new owner, and no inspection is needed before the first permit unless the work needs a building permit.

In April 2026 the 4th Circuit Court of Appeals upheld the rules against an owner's challenge.

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.

YORK COUNTY, SOUTH CAROLINA

- [ ] **Register for the state-collected tax**
  The 8% state-collected tax applies to stays under 90 days. Airbnb collects it on its bookings; for direct bookings, get a SCDOR retail license and file through MyDORWAY.
- [ ] **Then your city or area**
  Rock Hill, Fort Mill, and Tega Cay have their own rules and taxes; the county's permit and 3% tax apply outside city limits. Pick your area.

CITY OF ROCK HILL

- [ ] **Check your zoning district**
  Look up your parcel on the city's GIS map. New permits are only issued in MX, NO, NC, LC, GC, CC, CI, DTWN, and MUC districts.
- [ ] **Apply for the permit and business license**
  Upload the application and documents as PDFs through the city's Online Services site; the city emails a $300 invoice and reviews in about 10 business days. Disclose any deed restrictions or covenants and list your online listings. If you don't own the property, include the owner's written permission.
  Rock Hill Online Services: https://www.cityofrockhill.com/onlineservices
- [ ] **Name a local contact**
  If you don't live at the property, you or a designated agent must live within 15 miles of city limits and take calls at all hours. An agent must be authorized to accept legal papers for the owner.
- [ ] **Register for state and local taxes**
  The state-collected tax on stays here is 8% (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. Rock Hill also charges a 3% local accommodations tax. The city opens your account when the permit is approved; file and pay it by the 20th of each month for the month before.
- [ ] **Renew by April 30**
  Renew the permit ($200) and business license online every year before April 30. Miss the deadline outside the listed districts and the permit is lost.

Fees

Short-term rental permit application	**$300**
Annual permit renewal	**$200**
Business license Owner and host each need one if they are different people.	**Set by the city's license schedule**

House rules for guests

Maximum guests: 2 per bedroom + 2

Parking: 1/2 space per bedroom
Paved, at least 9 by 19 feet, entirely on the property, not over sidewalks or streets.

Who to contact

Planning & Development: 803-329-5586
Business license: 803-325-2647

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

South Carolina Department of Revenue: ST-575: Sales tax rates by municipality. https://www.dor.sc.gov/sites/dor/files/forms/ST575.pdf

City of Rock Hill: Short-term rental permit application packet (updated August 19, 2024)-
. https://cityofrockhill.com/home/showpublisheddocument/32398/638375612218300000

City of Rock Hill (Municode): Code section-
. https://library.municode.com/sc/rock_hill/codes/code_of_ordinances?nodeId=MUCO_CH27TA_ARTIIILOACTA

City of Rock Hill: Short-term rental permit renewal application (updated June 9, 2025)-
. https://www.cityofrockhill.com/home/showpublisheddocument/32374/638850687486600000

South Carolina Public Radio: Rock Hill finalizes big changes to the city's short-term rental rules (November 28, 2023)-
. https://www.southcarolinapublicradio.org/sc-news/2023-11-28/rock-hill-finalizes-big-changes-to-the-citys-short-term-rental-rules
WSOC-TV: Court rules against landlord in dispute over Rock Hill's short-term rental rules (April 27, 2026).
https://www.wsoctv.com/news/local/court-rules-against-landlord-dispute-over-rock-hills-short-term-rental-rules/AZ2M3GWCZBABRFVXJHFBYIKI7U/