



Where Georgia comes together.

Department of Community Development

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SHORT-TERM RENTALS (STR)

Info

Short-term Rental Unit means a privately owned residential dwelling or any separable portion of such dwelling, rented for occupancy for lodging or sleeping purposes for a period of less than 30 consecutive days, counting portions of calendar days as full days. This term is not applicable to other types of visitor accommodations, health care, or institutions. This use type is regulated under the visitor accommodations use category in Article 4, Use Regulations.

What's Required

A Special Exception is required for short-term residential rentals located in residential zoning districts (R-AG, R-1, R-2, R-3, R-TH, RM-1, RM-2, R-MH, and FBR). The supplemental form must also be completed with the required information for the STR application to be considered as complete. The application must go before the Planning Commission and City Council for approval. Renewal Permits and permits for properties in commercial districts are acted on by the Planning Staff.

Application Process

- Check the [STR Map](#) to ensure your property is not within 1,000 ft of an existing, permitted STR
- Complete the Special Exception application, addressing each item on the form.
- Complete the Supplementary Form with **all** required items.
- Submit your application packet through the Citizens Self-Service Portal
- The City will contact you to schedule a STR inspection
- Once the property passes the inspection, plan to attend an Informational Hearing before the Planning Commission
- The Planning Commission will make a recommendation to the City Council concerning your application.
- City Council will hold one (1) public hearing before acting on the application.