

**A RESOLUTION EXTENDING THE IMPLEMENTATION PERIOD OF THE
SHORT-TERM RENTAL ORDINANCE**

WHEREAS, on July 24, 2025, the DeKalb County Board of Commissioners adopted an ordinance establishing a regulatory framework for short-term rentals in the unincorporated area of DeKalb County, including an implementation period of one hundred eighty 180 days following adoption by the Board of Commissioners and approval by the Chief Executive Officer; and

WHEREAS, Part II. Effective Date of Short-Term Rental Ordinance 2023-1467 establishes the implementation timeframe necessary for the administration and enforcement of the ordinance; and

WHEREAS, since the adoption of the ordinance, the County has identified additional administrative, operational and technical requirements necessary to fully implement the short-term rental program, including system integration with existing permitting and business license platforms, interdepartmental coordination, vendor onboarding, staff training, and public outreach; and

WHEREAS, the originally established one hundred eighty (180) day implementation period has proven insufficient to complete these critical implementation activities while ensuring accuracy, consistency, and transparency for regulated short term rental operators and the public; and

WHEREAS, extending the implementation period by an additional one hundred eighty (180) days from the initial effective date of January 20, 2026, will support an orderly rollout of the program, promote voluntary compliance, reduce administrative risk, and ensure the County is adequately prepared to administer and enforce the ordinance in a fair and effective manner; and

WHEREAS, the DeKalb County Board of Commissioners finds that extending the implementation period by an additional one hundred eighty (180) days does not amend or alter the substantive provisions of the ordinance, but solely modifies the timeframe for implementation in furtherance of the public health, safety, and general welfare.

NOW, THEREFORE, BE IT RESOLVED AND IT IS DECLARED BY THE GOVERNING AUTHORITY OF DEKALB COUNTY, GEORGIA, AS FOLLOWS:

1. The findings and statements set forth in the “Whereas” Clauses are hereby incorporated by reference and made part of this Resolution.
2. This Resolution applies solely to the implementation period of Ordinance No. 2023-1467, relating to the regulation of short-term rentals in unincorporated DeKalb County, and does not amend or alter any substantive provision of the ordinance.
3. Ordinance No. 2023-1467 established an implementation period of one hundred eighty (180) days, with an initial effective date of January 20, 2026, following adoption by the DeKalb County Board of Commissioners and approval by the Chief Executive Officer.
4. By this Resolution, the Governing Authority hereby extends the implementation period by an additional one hundred eighty (180) days, such that implementation of Ordinance No. 2023-1467 may occur on or before the conclusion of the extended implementation period, unless shortened or further extended by official action of the Governing Authority.
5. During the extended implementation period, the Department of Planning and Sustainability, in coordination with applicable County departments, shall continue to complete administrative, operational, and technical preparations necessary for effective implementation and enforcement of the ordinance, including system integration, interdepartmental coordination, staff training, and public outreach.
6. Nothing in this Resolution shall be construed to prohibit the continued operation of any short-term rental operating lawfully prior to the effective date of Ordinance No. 2023-1467, nor to authorize any use not otherwise permitted by law.
7. If any section, subsection, sentence, clause, phrase, or other portion of this Resolution, or its application to any person or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution.

12.22.2025

ADOPTED by the DeKalb County Board of Commissioners, this _____ day of _____, 2026

MICHELLE LONG SPEARS

Presiding Officer

Board of Commissioners DeKalb County, Georgia

APPROVED by the Chief Executive Officer of DeKalb County, this _____ day of _____, 2026.

LORRAINE COCHRAN-JOHNSON

Chief Executive Officer DeKalb County,
Georgia

ATTEST:

BARBARA H. SANDERS-NORWOOD, CCC

Clerk to the Board of Commissioners and Chief Executive Officer
DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

APPROVED AS TO FORM:

JULIANA A. NJOKU

Director, Planning and Sustainability

TERRY G. PHILLIPS

Interim County Attorney