



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda Item Substitute

File #: 2025-1794

1/13/2026

File Status: Public Hearing

Public Hearing: YES ☒ NO ☐

Department: Planning and Sustainability

SUBJECT:

Commission District(s): All

To adopt a ordinance extending the previously-adopted Short-Term Rental ordinance implementation period one hundred and twenty (120) days following the January 20,2026 effective date, thereby establishing a revised implementation date of May 20, 2026.

Information Contact: Juliana A. Njoku, Director, Planning & Sustainability

Phone Number: 404-687-7154

PURPOSE:

To adopt an ordinance extending the previously-adopted Short-Term Rental ordinance implementation period one hundred and twenty (120) days following the January 20,2026 effective date, thereby establishing a revised implementation date of May 20, 2026.

NEED/IMPACT:

The extension is necessary to allow adequate time for full administrative, technical, and operational readiness associated with implementation of the Short-Term Rental regulatory framework. This includes system integration with the County's permitting and business license platforms, vendor onboarding, interdepartmental coordination, staff training, and comprehensive outreach to existing and prospective short-term rental operators.

FISCAL IMPACT:

None

RECOMMENDATION:

To approve the resolution and authorize the Chief Executive Officer to execute all necessary documents.

**AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, ARTICLE IX
OF CHAPTER 24 AND CHAPTER 27 PERTAINING TO SHORT TERM RENTALS.**

WHEREAS, the DeKalb County Board of Commissioners is vested with authority to regulate land use through the adoption of planning and zoning ordinances which reasonably relate to the public health, safety and general welfare of its citizens; and

WHEREAS, the DeKalb County Board of Commissioners approved item 2023-1467 at its July 24, 2025 zoning meeting adopting a text amendment to Chapters 24 and 27 of the Code of DeKalb County, Georgia, as Revised 1988, to enact legislation relating to short-term rentals and for other purposes (hereinafter “Short-Term Rental Ordinance”);

WHEREAS, the adopted tax provisions and zoning regulations provided in the Short-Term Rental Ordinance include an effective date of January 20, 2026, and the Department of Planning & Sustainability needs additional time for implementation thereof.

NOW, THEREFORE, be it ordained by the Governing Authority of DeKalb County, Georgia, and it is hereby ordained by the authority of same, that the Short-Term Rental Ordinance shall become effective one hundred and twenty (120) days following January 20, 2026, for a new effective date of May 20, 2026.

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 NJOKU
Director, Planning and Sustainability
DeKalb County, Georgia

TERRY G. PHILLIPS
Interim County Attorney
DeKalb County, Georgia