



# 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:**

---

**JULIANA NJOKU**  
Director, Planning and Sustainability  
DeKalb County, Georgia

**APPROVED AS TO FORM:**

---

**TERRY G. PHILLIPS**  
Interim County Attorney  
DeKalb County, Georgia