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Northport vacation rental checklist

Tuscaloosa County, Alabama | Rules checked November 5, 2026

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Northport's zoning code (December 2024) limits short-term rentals in residential districts to one guest party, two guests per bedroom plus two, and four per parking space, with no events and the license and contact posted inside. A city business license and the 11% city lodging tax apply (15% total). A stricter licensing ordinance was up for a vote on November 16, 2026.

> The zoning standards apply to short-term rentals in residential districts. We couldn't open Northport's own revenue pages; ask the city for its business license fee for a short-term rental.

Licensing steps

STATE OF ALABAMA

- [ ] **Register for the lodgings tax**
  Create an account at My Alabama Taxes (MAT) and register for state lodgings tax, plus any local lodgings taxes the state administers for your county and city. Cities that collect their own tax need a separate account with the city.
  My Alabama Taxes: https://myalabamataxes.alabama.gov/
- [ ] **File by the 20th**
  Returns are due by the 20th of the following month. Small filers can ask (before February 20) to file quarterly, twice a year, or yearly. Paying on time earns a small discount (5% of the first $100 of tax, 2% after).
- [ ] **Know what the platform collects**
  Under Act 2024-334, Airbnb, VRBO, and other booking platforms collect the state and local lodgings taxes on their bookings unless your contract says you remit. You still owe tax on direct bookings, and the law adds a yearly report of every unit rented more than 14 days.
- [ ] **Keep filing once you register**
  If every booking goes through a platform that collects all your state and local lodgings taxes, you may not need your own account. But if you take direct bookings, or the platform doesn't collect one of your local taxes (often the ones filed with a city, a county, or Avenu), register and file it yourself. Once registered, file every period, even a $0 return, and report platform-collected sales as a deduction. Some county offices ask owners to keep their own account and file monthly even when the platform pays, so ask yours.
- [ ] **Then your county and city**
  Local business licenses, rental permits, and zoning rules are where Alabama towns differ most. Pick your area.

TUSCALOOSA COUNTY, ALABAMA

- [ ] **Find out if you're in a city or police jurisdiction**
  Tuscaloosa and Northport tax (and Tuscaloosa licenses) short-term rentals in their police jurisdictions too, not only inside city limits. Ask the city which applies at your address.
- [ ] **Then your city**
  Pick your area.

CITY OF NORTHPORT

- [ ] **Get a city business license**
  The city sets maximum occupancy with your business license, from your bedrooms and parking spaces, and may inspect to check them.

- [ ] **Register for lodging tax**
  Total lodging tax is 15% (11% city, collected by the city, plus 4% state through My Alabama Taxes); the city's share is 5.5% in its police jurisdiction. Ask the city whether Airbnb or VRBO remits the city tax for you.
- [ ] **Follow the zoning standards**
  One guest party at a time, a written rental agreement that caps overnight guests, enough off-street parking for every guest, no RVs, buses, or trailers on the street or in front of the house, and no weddings, concerts, or similar events. Post the business license, emergency contact, and house rules inside, and act promptly on any complaint.
- [ ] **Watch for the new ordinance**
  The proposal would require the license number in every listing and a yearly certification of smoke and CO detectors, extinguishers, egress windows, rails, and a visible address. Ask the city whether it passed.

House rules for guests

Occupancy: 2 per bedroom + 2, max 4 per parking space **Events: None**

Guest parties: One at a time

Who to contact

City of Northport: 205-469-4212
Tuscaloosa County Special Tax Board: 205-722-0540

Official sources

Alabama Department of Revenue: State lodgings tax. https://www.revenue.alabama.gov/tax-types/lodgings-tax/

Alabama Department of Revenue: Lodgings tax FAQs. https://www.revenue.alabama.gov/faqs/lodgings-tax/

Alabama Department of Revenue: Alabama Tourism Tax Protection Act (Act 2024-334)-
. https://www.revenue.alabama.gov/alabama-tourism-tax-protection/

Avalara MyLodgeTax: Alabama vacation rental tax guide-
. https://www.avalara.com/mylodgetax/en/resources/vacation-rental-tax-guides/alabama.html

City of Tuscaloosa (Municode): Code section.
https://library.municode.com/al/tuscaloosa/codes/code_of_ordinances?nodeId=CO_CH7BULITARE_ARTXIIREHOTE

City of Northport (Municode): Code section.
https://library.municode.com/al/northport/codes/code_of_ordinances?nodeId=APXAZO_ART7DEUSRE_S7.40SHRMRE

Alabama Department of Revenue: Local lodgings tax rates report (November 2026)-
. https://www.revenue.alabama.gov/wp-content/uploads/2022/07/LLreport.pdf

ABC 33/40: Northport considers tougher rules for Airbnb-style rentals-
. https://abc3340.com/news/local/northport-considers-tougher-rules-for-airbnb-style-rentals-including-safety-requirements

Alabama Department of Revenue: Northport lodgings tax increase notice (October 1, 2019)-
. https://www.revenue.alabama.gov/wp-content/uploads/2022/03/Northport_20190911.pdf