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Shelbyville vacation rental checklist

Bedford County, Tennessee | Rules checked November 5, 2026

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We couldn't find Shelbyville's code online or any short-term rental permit. You owe 9.75% sales tax + 7% occupancy tax and need a state business tax license once gross receipts reach $3,000 a year.

> We couldn't find Shelbyville's code of ordinances online, so we couldn't check it for short-term rental rules. Ask the City of Shelbyville about zoning and any permit before you list.

Licensing steps

STATE OF TENNESSEE

- [ ] **Register for sales tax**
  Register through the Tennessee Taxpayer Access Point (TNTAP). One registration covers all your rentals in the same city or county. If you take direct bookings, collect 7% plus the local rate and file by the 20th of each month. Once registered, file every month, even a $0 return.
  TNTAP: https://tntap.tn.gov/
- [ ] **Get a business tax license**
  Rentals under 180 days owe business tax. With $3,000 to $100,000 a year in gross receipts in a city or county you need a minimal activity license; at $100,000 or more, a standard license. Booking platforms don't handle this for you.
- [ ] **Know what the platform collects**
  Airbnb, VRBO, and other marketplaces collect and remit sales tax and local occupancy tax on their bookings. Keep records showing they did. For direct bookings, you pay sales tax to the state and occupancy tax to the city or county.
- [ ] **Then your county and city**
  Permits, zoning, and occupancy tax rates are where Tennessee towns differ most. Pick your area.

BEDFORD COUNTY, TENNESSEE

- [ ] **Pick your area**
  Inside Shelbyville, use the city page. Outside the cities, read the unincorporated page before you buy or list.

CITY OF SHELBYVILLE

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax + 7% occupancy tax. Airbnb and VRBO collect both on their bookings. For direct bookings, file sales tax with the state through TNTAP by the 20th of each month. The 7% is a city tax (the county tax doesn't apply inside the city); ask the city where to file it on direct bookings.
- [ ] **Ask about zoning**
  Ask the City of Shelbyville whether zoning allows a short-term rental at your address. Check your HOA rules too.

Official sources

Tennessee Department of Revenue: Taxation of short-term vacation rentals-
. https://www.tn.gov/content/dam/tn/revenue/documents/taxpayer_education/misc/taxation-of-short-term-vacation-rentals.pdf

Tennessee Department of Revenue: SUT-48: Short-term rentals, reporting requirements-
. https://revenue.support.tn.gov/hc/en-us/articles/360058190432-SUT-48-Short-Term-Rentals-Reporting-Requirements

Tennessee Department of Revenue: Local occupancy tax rates report (updated November 4, 2026)-
. https://www.tn.gov/revenue/taxes/local-occupancy-tax/due-date-and-tax-rate/local-occupancy-tax-rates.html

Tennessee Department of Revenue: Sales tax rate table, fourth quarter 2026-
. https://www.tn.gov/content/dam/tn/revenue/documents/taxes/sales/streamlined/TNR2026Q4AUG21.csv