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Manchester vacation rental checklist

Coffee County, Tennessee | Rules checked November 5, 2026

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We couldn't check Manchester's code online and found no short-term rental permit in news or city pages. You owe 9.75% sales tax + 6% occupancy tax and need a state business tax license once gross receipts reach $3,000 a year.

> We couldn't open Manchester's code of ordinances online in November 2026, so we couldn't check it for short-term rental rules. Ask the City of Manchester about zoning and any permit or business license 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.

COFFEE COUNTY, TENNESSEE

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus 2.5% occupancy tax outside city limits. 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. For direct bookings, ask the Coffee County Clerk where to file the county occupancy tax; we couldn't confirm the office.
- [ ] **Then your city**
  Pick your area.

CITY OF MANCHESTER

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax + 6% 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 state's report lists only Manchester's 6% city tax here. For direct bookings, ask City Hall where to file.
- [ ] **Ask about zoning**
  Ask the City of Manchester 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: Local sales tax rates map and data report-
. https://www.tn.gov/revenue/taxes/sales-and-use-tax/local-sales-tax/local-sales-tax-rates-map.html