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Belle Meade vacation rental checklist

Davidson County, Tennessee | Rules checked November 5, 2026

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We couldn't read Belle Meade's zoning code, which the city replaced with a new ordinance, so we don't know whether it allows short-term rentals. Stays here owe 9.75% sales tax plus Metro's 7% occupancy tax and $2.50 a night.

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.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

- [ ] **Check which city you're in**
  Most of the county is Metro Nashville. Belle Meade, Berry Hill, Forest Hills, Goodlettsville, and Oak Hill are separate cities with their own zoning, so Metro's permit rules don't decide what's allowed there.
- [ ] **Then your city**
  Pick your area.

CITY OF BELLE MEADE

- [ ] **Ask the city before you list**
  Ask Belle Meade's building and zoning office whether the zoning ordinance allows rentals under 30 days at your address. Check your HOA rules too.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus Metro's 7% occupancy tax and $2.50 a night. 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. File the occupancy tax for direct bookings with Metro Finance Collections by the 20th of each month.

Who to contact

City Hall: 615-297-6041
Building and Zoning: 615-297-2364

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
City of Belle Meade: Amend Title 14 of the Belle Meade Municipal Code (new zoning ordinance). https://citybellemeade.org/?p=20541
Tennessee Department of Revenue: Local occupancy tax rates report-
. https://data.tn.gov/t/Public/views/REV_Local_Occupancy_Tax_Rates/LocalOccupancyTaxRates