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Forest Hills vacation rental checklist

Davidson County, Tennessee | Rules checked November 5, 2026

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Forest Hills prohibits short-term rental property in the city. Its zoning code defines a short-term rental as any rental of three months or less.

> State law protects a rental that was operating legally before the ban took effect until the home is sold or the use stops. Ask the city if you think yours qualifies.

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 FOREST HILLS

- [ ] **Rent for longer than three months**
  A rental of three months or less counts as a short-term rental, which the zoning code prohibits.

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 Forest Hills (Municode): Code section.
https://library.municode.com/tn/forest_hills/codes/code_of_ordinances?nodeId=TIT14ZOLAUSCO_CH2ZOOR_ARTIIIUSRE_3.01GEPRPRUS