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Goodlettsville vacation rental checklist

Davidson County, Tennessee | Rules checked November 5, 2026

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Goodlettsville allows short-term rental property (up to five sleeping rooms) only in its commercial zones (CSL, CCO, CS, CG, and CC), with interconnected smoke alarms and, for some layouts, sprinklers. The city's 3% occupancy tax is added to Metro's 7% and $2.50 a night.

> Part of Goodlettsville is in Sumner County, where the occupancy tax is 3% city + 5% county (8%) and the sales tax rate may differ. Confirm with the city.

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 GOODLETTSVILLE

- [ ] **Check your zoning**
  Short-term rentals are only allowed in CSL, CCO, CS, CG, and CC. Ask the city planning office about your parcel.
- [ ] **Meet the fire and life safety rules**
  Install a multi-station interconnected smoke alarm system and CO alarms where required. Each rental unit needs an exterior door or a sprinkler system, and a building with more than two separate units needs NFPA 13D or 13R sprinklers.
- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.75% sales tax plus 10% occupancy tax (3% city + 7% Metro) 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. Ask the city where to file its 3% for direct bookings; Metro's share goes to Metro Finance Collections.

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 Goodlettsville (Municode): Code section.
https://library.municode.com/tn/goodlettsville/codes/code_of_ordinances?nodeId=TIT14ZOLAUSCO_CH2ZOOR_S14-206CODIRE

City of Goodlettsville (Municode): Code section.
https://library.municode.com/tn/goodlettsville/codes/code_of_ordinances?nodeId=TIT12BUUTETCO_CH1VACOAD_S12-105SHRMREBEBRHOFA

Tennessee Department of Revenue: Local occupancy tax rates report-
. https://data.tn.gov/t/Public/views/REV_Local_Occupancy_Tax_Rates/LocalOccupancyTaxRates

City of Goodlettsville (Municode): Code section.
https://library.municode.com/tn/goodlettsville/codes/code_of_ordinances?nodeId=TIT5MUFITA_CH5HOMOTA_S5-502TALE