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Lookout Mountain vacation rental checklist

Hamilton County, Tennessee | Rules checked November 5, 2026

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We couldn't check Lookout Mountain's code online and found no short-term rental permit in news or city pages. You owe 9.25% sales tax (no occupancy tax) and need a state business tax license once gross receipts reach $3,000 a year.

> In 2016 the town commission discussed rewriting its zoning to keep out day and week rentals, calling the town entirely residential. We couldn't find what was adopted. Ask Town Hall before you list. Lookout Mountain, Georgia, is a separate 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.

HAMILTON COUNTY, TENNESSEE

- [ ] **Register for the county occupancy tax**
  For direct bookings, file the county's 4% with the Hamilton County Trustee by the 20th of each month. The Trustee also handles the Chattanooga, East Ridge, Collegedale, and Red Bank city taxes.
- [ ] **Then your city**
  Permits differ a lot from city to city. Pick your area.

TOWN OF LOOKOUT MOUNTAIN

- [ ] **Register for sales and occupancy tax**
  Tax on stays here is 9.25% sales tax (no 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 no town or county occupancy tax here.
- [ ] **Ask about zoning**
  Ask the Town of Lookout Mountain whether zoning allows a short-term rental at your address. Check your HOA rules too.

Who to contact

Hamilton County Trustee (occupancy tax): 423-209-7270

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
Hamilton County Trustee: Hamilton County Trustee. https://hamiltontn.gov/trustee
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
Chattanoogan.com: Lookout Mountain, Tn., commissioners discuss short-term rentals (August 10, 2016)-
. https://www.chattanoogan.com/2016/8/10/329672/Lookout-Mountain-Tn.-Commissioners.aspx